



**City of Cincinnati, Ohio**

# **Volume Two**

## **Needs and Strategies**

**Submission to HUD**

**November 15, 2004**

# **City of Cincinnati, Ohio**

## **2005-2009 Consolidated Plan**

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### **Volume Two**

### **Needs and Strategies**

For further information, please contact

Oren J. Henry, Acting Director  
Department of Community Development and Planning  
805 Central Avenue, Centennial Two, Suite 700  
Cincinnati, Ohio 45202  
(513) 352-6264

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## Introduction

Every five years the U.S. Department of Housing and Urban Development (HUD) requires the recipients of CDBG and HOME funds to prepare a five-year Consolidated Plan that provides the framework for the process that will be used by the City to identify housing, homeless, special populations, and community and economic development needs and resources and to tailor a strategic plan for meeting those needs. The Department of Community Development and Planning in cooperation with the Finance Department, Division of Budget and Evaluation prepared this Consolidated Plan for 2005-2009 for the City of Cincinnati to improve the quality of life in the City by guiding the use of funds.

Consistent with the intent and purpose of the Housing and Community Development Act of 1974, this Consolidated Plan seeks to assist in ensuring the continued viability of the City of Cincinnati through programs designed to:

Provide suitable and stable living environments for all citizens by sustaining and improving housing stock, commercial structures, public safety, municipal infrastructure, and public facilities to prevent further disinvestment in and deterioration of the City's neighborhoods;

Maintain and increase the City's population and tax base by expanding economic opportunities for low- and moderate-income citizens to support the ongoing provision of vital city services that are essential to the quality of life in the City and its neighborhoods; and,

Develop the City's diverse human capital by providing health, social, and other services to recognize and support citizens' contributions to the City's vitality.

### **The Five-Year Plan of the City of Cincinnati**

The Consolidated Plan has three components: *Volume One* - an existing conditions analysis used to help determine the needs of the community; *Volume Two* - a five year plan consisting of the goals and objectives that will guide our investment between 2005 and 2009; and *Volume Three* - a one year action plan that includes details about specific programs that will be funded in 2005.

### **The Planning Process**

The goal of the City of Cincinnati Consolidated Plan is to document community needs and determine how to best address those needs. To do so, City staff gathered information from existing neighborhood plans, the U.S. Census Bureau and HUD CHAS data; hosted meetings for the Community Development Advisory Board (CDAB) and other stakeholder groups; held public hearings; and incorporated information from other public processes such as the Community Priority Request Process, Analysis of Impediments to Fair Housing study, and the Housing Advisory Council. Staff then developed measurements to benchmark progress.

City staff compiled a preliminary Needs Analysis based on 1980, 1990, and 2000 U.S. Census Data to document demographic trends and target neighborhoods that would most benefit from City assistance.

A preliminary list of goals and objectives, as well as a draft of the Requested Consolidated Plan Budget, was sent to stakeholders and CDAB members for feedback. Staff hosted focus groups for homelessness, housing and economic development issues. The CDAB held a public hearing to elicit further public input, and the CDAB's final recommendations reflect community feedback.

The final goals and objectives included in this Consolidated Plan are the result of countless hours of work from the public, CDAB members, and City staff.



## Needs and Strategies

### Housing and Other Community Needs

***Development Vision Statement:*** *Significant improvements to the quality of life in Cincinnati will be made by strategically addressing the specific needs of each neighborhood. By creating a diverse and affordable housing stock, reducing crime and blight, and providing economic development opportunities in neighborhoods, Cincinnati will be a more vibrant, livable city.*

Strategy development for *Housing and Other Community Needs* was derived from an analysis of community needs based on demographic data from the 2000 U.S. Census, neighborhoods plans, the Analysis of Impediments to Fair Housing study, the preliminary recommendations of the Housing Advisory Council, the Community Priority Request Process, Cincinnati Neighborhood Business Districts United (CNBDU), and other studies and processes available and deemed useful.

The demographic data was prepared as a neighborhood-by-neighborhood analysis of U.S. Census data from years 1980, 1990 and 2000. It includes population, housing, income, workforce, and education trends in individual neighborhoods as well as the City as a whole. (For complete neighborhood and Citywide data, please see Volume I: Community Profile.)

Also, for the first time, approved neighborhood plans were used as a resource for development of the goals and objectives in the *Housing and Other Community Needs* section. These plans provided excellent information about individual neighborhood needs and challenges and can be used to help guide future investment. To use these plans in this process demonstrates the City's commitment to help neighborhoods realize their vision.

## The Needs

### **The Demographic Analysis<sup>1</sup>**

This analysis revealed certain trends in the neighborhoods within the City of Cincinnati. These trends include:

#### *Population Loss*

- The City of Cincinnati population dropped from 385,457 to 331,285, or 14%, between 1980 and 2000. This loss was most critical in the neighborhoods designated low and moderate income (LMI).
- All neighborhoods had a decreasing population of young people (residents under age 25).
- All neighborhoods decreased in number of Family Households and increased in number of Non-Family Households, particularly Single Person Households.
- Female Heads of Household with and without children were on the rise City-wide

#### *Increasing Income and Decreasing Poverty*

- The City's median household income increased to \$29,493 in 1999. By comparison, the median household income in 1999 in the Cincinnati-Hamilton Consolidated Metropolitan Statistical Area (CMSA) was \$44,914
- The City's poverty rate in 2000 was 21.5%, which is a decrease from 24.3% in 1990. However, the poverty rate in the entire Cincinnati-Hamilton CMSA was only 9.5%.

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<sup>1</sup> For a more complete analysis of neighborhood and Citywide data, please see Volume I: Community Profile.

### *Low-Moderate Income Eligibility*

- 26 (or 54%) of the City's 48 Statistical Neighborhood Areas (SNAs) are fully Low-Moderate Income (LMI)-eligible with an additional 10 neighborhoods that contain one or more individually eligible census tracts. Only 12 neighborhoods (or 25%) have no portion that is LMI eligible.
- 32 (or 67%) of the City's 48 SNAs have more than 51% of the entire population that are low-moderate income persons. An additional 7 neighborhoods are close to LMI-eligibility, with 45% or more of their population with a 1999 annual income of 80% of median or less.

### *Changes in Housing Stock and Occupancy*

- The City's total number of housing units decreased by 5% between 1980 and 2000.
- Of all occupied units, those that were owner-occupied units increased slightly from 38% to 39%.
- The number of vacant units increased 20% between 1980 and 2000.

### *Age and Type of Housing Stock*

- As of 2000, 52% of the City's total housing units were built before 1950 and 93% of the City's total housing units were built before 1980, therefore increasing the likelihood of lead issues.
- Only about 7 percent of Cincinnati's housing stock can be considered to be lead-free based on age.

### *Changes in the Workforce*

- The number of persons in the Civilian Labor Force (CLF) dropped 7% from 1980 to 2000.
- The number of employed persons dropped 6% from 1980 to 2000.
- The number of persons unemployed dropped 22% from 1980 to 2000.

### *Changes in Levels of Educational Attainment for Residents Age 25 and up*

- There was a 75% increase in the number of residents who had attended some college.
- There was a 39% increase in the number of residents who had received a Bachelor's Degree or higher.
- In 1980, 42% of the City of Cincinnati population over age 25 had attained less than a high school education; by 2000, it dropped to 23%.
- There were dramatic increases in educational attainment in LMI neighborhoods in particular.
- The number of residents with less than a high school education is decreasing; however, there are some neighborhoods that still have a high percentage of residents without a high school degree.

## **Review of Neighborhood Plans**

There are 43 plans that are currently recognized as "Active Plans"<sup>2</sup> by the Department of Community Development and Planning. Because each plan is the result of months, or even years, of work on the part of the neighborhood's residents, property owners, business owners, service organizations, and other stakeholders, they are an accumulation of 15 years worth of citizen participation in its most active form.

This analysis shows trends in the types of strategies for neighborhood revitalization recommended by neighborhood stakeholders in 32 of the 52<sup>3</sup> neighborhoods with active neighborhood plans approved by Cincinnati Planning Commission and City Council. Because 20 neighborhoods have no active plan, not all neighborhoods are appropriately represented in this analysis. However it has been determined that neighborhoods with similar demographic characteristics often have similar plan recommendations.

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<sup>2</sup> A Plan is considered to be "Active" if it meets the following criteria: less than 15 years in age and not superseded by another plan prepared and adopted or approved at a later date; or, a Plan that is older than 15 years but still recognized by the neighborhood's Community Council as the guide for planning and development.

<sup>3</sup> There are 52 officially recognized neighborhoods in the City of Cincinnati. This is different from the 48 Statistical Neighborhood Areas (SNAs) that are based on census tract boundaries.

*Types of Recommendations Found in Plans*

Of the 43 active plans, 19 are for LMI neighborhoods, 13 are for non-LMI neighborhoods. The review of the active plans resulted in hundreds of different recommendations, often dependent upon the specific issues, opportunities and challenges in a given neighborhood at a given time. The hundreds of plan recommendations were grouped into types of recommendation: housing, economic development, transportation, parks/recreation, public services, blight elimination, and safety. From those groupings, the recommendations were pared down further and grouped into approximately 25 types of recommendations.

When tallying the types of recommendations that were prevalent in all plans, there was clearly an emphasis on improvements of public areas, including transportation improvements and improvements to business districts.

When comparing recommendations in LMI and non-LMI neighborhoods, there are several similarities:

*Top 10 Plan Recommendations from All Plans*

- |  |   |
|--|---|
| 1. Roadway improvements, traffic/pedestrian safety | 6. Housing Renovation/New Construction/Mixed Use          |
| 2. Streetscape/Gateway Improvements                | 7. Collaboration with Other Neighborhoods, Cities, Groups |
| 3. Business Recruitment and Retention              | 8. Better Lighting  |
| 4. Blight Removal/Code Enforcement                 | 9. Multi-Modal Transit                                    |
| 5. NBD/Neighborhood Marketing                      | 10. Parks, Recreation and Greenspace                      |

*Top 10 Plan recommendations from LMI Plans*

1. Roadway improvements, traffic/pedestrian safety
2. Streetscape/Gateway Improvements
3. Business Recruitment and Retention
4. Housing Renovation/New Construction/Mixed Use
5. Blight Removal/Code Enforcement
6. Parks, Recreation and Greenspace
7. Multi-Modal Transit
8. NBD/Neighborhood Marketing
9. Better Lighting
10. Collaboration with Other Neighborhoods, Cities, Groups

*Top 10 Plan recommendations from non-LMI Plans*

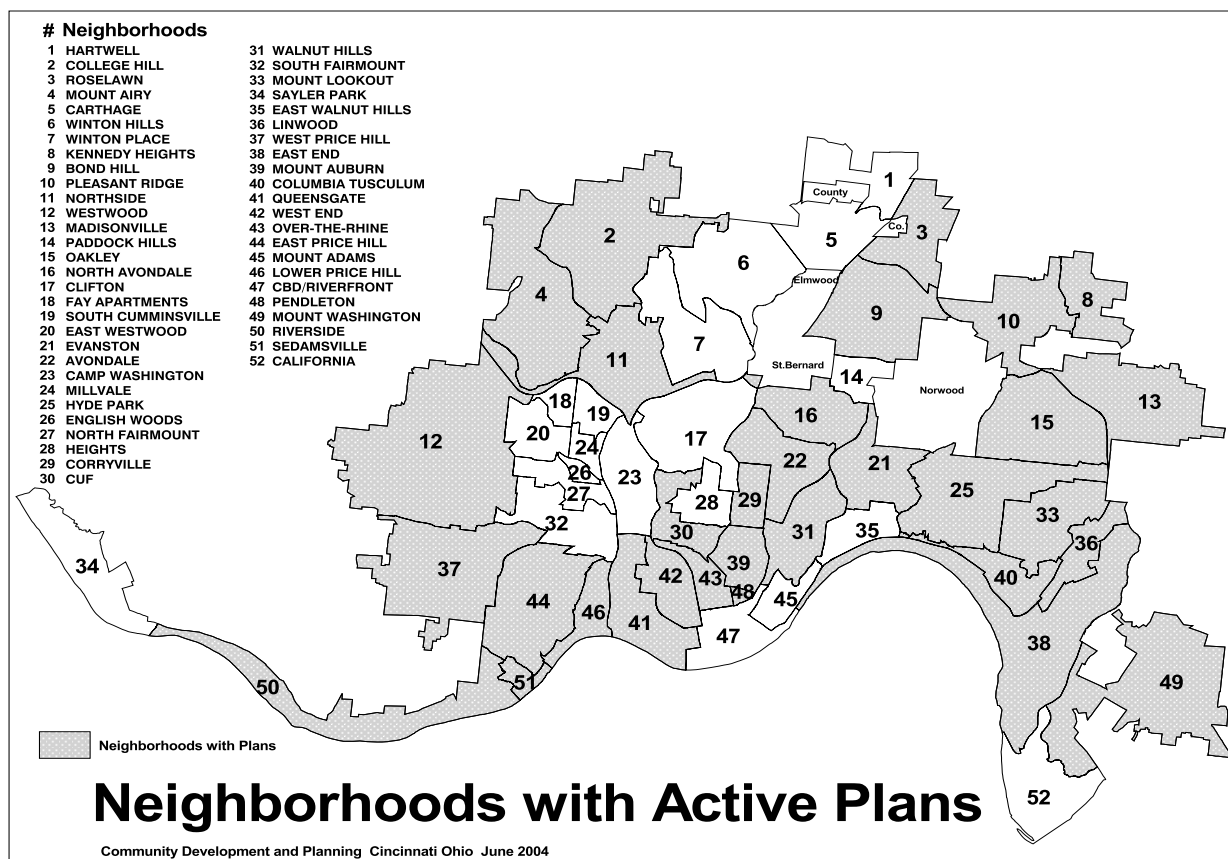
1. Streetscape/Gateway Improvements
2. Roadway improvements, traffic/pedestrian safety
3. NBD/Neighborhood Marketing
4. Business Recruitment and Retention
5. Blight Removal/Code Enforcement
6. Collaboration with Other Neighborhoods, Cities, Groups
7. Utility Consolidation or Relocation
8. Better Lighting
9. Enforcement of Quality of Life Ordinances
10. Support for Citizen's on Patrol, Block Watch, etc

*What are the differences?*

Clearly, LMI neighborhoods and non-LMI neighborhoods have very different issues and neighborhoods that are similar are more likely to have similar plan recommendations. For instance, the recommendations that rated higher in LMI neighborhoods were: Housing, Parks and Recreation, and Transit issues; while greater concerns in non-LMI were: Streetscape Improvements, Marketing, Collaboration, Utility Consolidation, Quality of Life Laws, and community crime prevention activities such as Block Watch. It is interesting to note that the LMI neighborhoods were more concerned with such basic needs as housing and public transportation, and non-LMI neighborhoods were more concerned with quality of life issues. Perhaps this is because the LMI neighborhoods saw a need for more basic services and improvements than the non-LMI neighborhoods. It is also important to note that the non-LMI neighborhoods often had plans for only the neighborhood business district, which could skew the types of responses to be more economic development-centric. However, there are many similarities between the plans regardless of the economic status of the neighborhood. All neighborhoods had the desire to improve the quality of life for its residents through similar revitalization efforts.



Figure 1: Neighborhoods with Active Plans



### Neighborhoods with an Active Plan

(\* denotes full community plans)

Avondale	Evanston	Mt. Lookout	Riverside*
Bond Hill	Hyde Park	Mt. Washington	Roselawn
Clifton Heights	Kennedy Heights*	North Avondale	Sedamsville*
College Hill	Linwood*	Northside	S. Cumminsville
Col. Tusculum	Lower Price Hill	Oakley	Walnut Hills*
Corryville	Madisonville	OTR*	West End
East End*	Mt. Airy	Pleasant Ridge*	West Price Hill
East Price Hill	Mt. Auburn*	Queensgate	Westwood

### Neighborhoods Without an Active Plan

California	East Walnut Hills	Mt. Adams	Millvale
Camp Washington	East Westwood	North Fairmount	South Fairmount
Carthage	Fairview	English Woods	University Heights
CBD-Riverfront	Fay Apartments	Paddock Hills	Winton Hills
Clifton	Hartwell	Sayler Park	Winton Place

### **Summary of Analysis of Census Data and Neighborhood Plans**

The analysis of U.S. Census data and active neighborhood plans depicts the needs of Cincinnati's neighborhoods and suggests that there is a rationale to taking a more strategic approach to development support in this community.

Through the analysis of U.S. Census Data, it was determined that there is primarily a need to:

- Bring more families back into the City through more diverse housing alternatives
- Make neighborhoods more attractive for young people (under age 25)
- Create more jobs and job readiness skills
- Understand why some neighborhoods are seeing increases in poverty despite increasing incomes and decreasing poverty City-wide
- Continue to increase levels of educational attainment
- Continue to increase the number of owner-occupied units
- Improve rental housing opportunities
- Eliminate vacant housing units through rehabilitation or demolition when necessary

According to the neighborhood plans, neighborhood revitalization can take place through activities that:

- Improve pedestrian safety and make neighborhoods more physically accessible
- Make aesthetic improvements to the physical surroundings or help create a sense of place
- Help existing businesses expand, recruit new businesses, fill vacancies, and help with environmental remediation
- Create new affordable and market rate housing units, help owners renovate both owner- and renter-occupied housing units.
- Improve parks and recreation areas and preserve hillsides and greenspace
- Help eliminate vacant or abandoned buildings and lots, and help with weed and litter control, elimination of abandoned cars, concentrated code enforcement, and property maintenance campaigns such as building façade and awning programs
- Improve access to employment and local amenities through enhanced public transportation such as bus or light rail, as well as better, safer bicycle routes
- Provide more focused marketing of and assistance for neighborhoods and business districts to give better support to community groups
- Improve lighting for pedestrians on streets and in parking lots
- Assist with and encourage better collaboration between community groups, City departments, other municipalities, and individuals such as landlords and tenants



## **Housing Needs**

When determining the housing strategy for the City of Cincinnati, the U.S. Census data and analysis of neighborhood plans as detailed above was used first and foremost as an indication of the housing needs of the community.

Those that stood out as the most important were the needs to:

- Increase market rate and affordable homeownership
- Improve affordable rental housing options for residents with low and very low incomes

## **Homeownership**

Although the City's rate of homeownership has risen slightly in past decades, it is still very low in comparison to other large cities in the State of Ohio and comparable cities throughout the region.

**Figure 2: 2000 Cincinnati Housing Tenure in Comparison to the State and Other Regional Cities**

	Ohio					
	Akron	Cincinnati	Cleveland	Columbus	Dayton	Toledo
Total Population	217,074	331,285	478,403	711,470	166,179	313,619
Total Households	90,116	148,095	190,638	301,534	67,409	128,925
Owner Occupied	53,500	57,715	92,535	148,004	35,565	77,062
Renter Occupied	36,616	90,380	98,103	153,530	31,844	51,863
Homeownership Rate	59%	39%	49%	49%	53%	60%

	Regional Cities			
	Indianapolis, Indiana	Louisville, Kentucky	St. Louis, Missouri	Pittsburgh, Pennsylvania
Total Population	781,870	256,231	348,189	334,563
Total Households	320,107	111,414	147,076	143,739
Owner Occupied	187,590	58,546	68,939	74,927
Renter Occupied	132,517	52,868	78,137	68,812
Homeownership Rate	59%	53%	47%	52%

Cincinnati has been, historically, a city of low homeownership with higher percentages of renters, many of them occupying the dozens of four-unit apartment buildings that still exist throughout the city. However, the city's desire to increase the tax base, in part, through increased population, and particularly the population of families, requires a greater emphasis on the importance of homeownership.

Although increased homeownership has been an unspoken goal, it has only been specifically acknowledged as a primary housing objective in recent years. This priority goes beyond providing opportunities for homeownership, but also acknowledges the importance of maintenance of homeownership units. The theory is that increased homeownership and housing maintenance opportunities in both market rate and affordable ranges will help stabilize communities by increasing residents' feelings of responsibility for their neighborhood, thus decreasing incidences of crime, blighted and vacant properties, and disorder, and increasing the perception of safety, property values, and reduced transience.

Additionally, for an average person, a home is often the largest and best investment one can make. Often, the financial impact of homeownership seems daunting, but can be very financially rewarding in the long-run, given a strong credit history, sufficient income, and true understanding of the responsibilities of homeownership. Homebuyer counseling is recommended for anyone proposing homeownership.

### **Rental Housing**

Homeownership, however, is not a viable option for everyone, particularly residents with very low incomes. Renters are frequently led to believe that a person of any income is eligible for homeownership, and low-interest loans for downpayments and advertised opportunities for no-closing cost deals reinforce this notion. However, although it may be relatively easy to buy a house, many former renters soon learn that it takes much greater effort, and a much higher cash flow, to own and maintain a house. For this reason, some low-income homeowners can find themselves in a situation where their property falls into disrepair, or they must default on their loan or declare personal bankruptcy. This situation is negative for both the individual and the community.

If low-income persons and families are seeking homeownership opportunities to maintain or improve the quality of their lives, the key may not, indeed, be homeownership, but a better rental situation. For this reason, high-quality affordable rental housing is an absolute necessity. If the City aims to build more stable communities with higher levels of resident responsibility by increasing the rate of homeownership, it may be necessary to reevaluate the approach. Community stability and growth can also be achieved by providing a sufficient stock of affordable rental housing that is clean, safe, modern, and accessible to employment, recreation, and services.

### **Other Housing Needs**

Additionally, research for the Consolidated Plan included two recent studies commissioned by the City of Cincinnati and Hamilton County: the report of policy recommendations completed by the Housing Advisory Council (HAC) and the Analysis of Impediments to Fair Housing.

#### *The Housing Advisory Council (HAC)*

The HAC was directed by Cincinnati City Council to recommend and develop programs to address the rental needs of low-income families in Hamilton County, including the City of Cincinnati. Secondly, the HAC was charged with focusing on the identification of methods and programs to increase market rate rental and homeownership opportunities in the City of Cincinnati.

The recommendations of the HAC were presented to the Neighborhoods and Public Services Committee of the Cincinnati City Council in June, 2004. At the time of preparation of this document, neither the Neighborhoods and Public Services Committee nor Cincinnati City Council had officially approved the HAC's recommendation report. However, the recommendations made by the HAC were taken into consideration in the preparation of the Housing goals and objectives. These recommendations were:

1. Retention of single-family units for ownership by reducing the number of single-family units converted from homeownership units to rental units.
2. Tracking voucher concentrations and target high neighborhood or jurisdictional concentrations for reduction by offering incentives
3. Reduction of the number of homeowners negatively affected by predatory lending practices in order to prevent conversion of owner-occupied units to rental units and preserve the homes of owner-occupants

4. Improvement of community education and responsiveness to community concerns in order to break the stereotypical link between subsidized housing and crime and decay by: 1) improving citizen perceptions and acceptance of affordable housing, and 2) increasing acceptance and appreciation of diversity
5. Targeted rehabilitation of rental units through the creation of incentives for high-quality landlords to rent to low-income families
6. Dispersion of affordable rental units by increasing the number of affordable rental units in areas where few exist
7. Progressive enforcement of Housing Choice Voucher Program standards in order to improve housing for residents and improve perceived Program quality
8. Creation of a Housing Voucher Program Landlord Briefing Program in order to reduce landlord error and encourage landlords to participate in the Program
9. Creation of new affordable owner-occupied housing units
10. Creation of new affordable rental housing units and ensuring that there is an adequate supply of public housing in low-poverty census tracts both within the City of Cincinnati and throughout Hamilton County
11. Enhancement of web-based information available on low-income housing opportunities

#### *Analysis of Impediments to Fair Housing*

The 2004 Analysis of Impediments to Fair Housing Choice in Hamilton County, Ohio, was prepared in August 2004 by Steven R. Howe and Associates, LLC on behalf of the City of Cincinnati and Hamilton County. The analysis was prepared in response to the HUD requirement for jurisdictions to develop, implement and periodically update analyses of impediments to fair housing choice. Several methods were used in preparation of this report: preparation of analyses based on data from the U.S. Census, the American Housing Survey, the Cincinnati Metropolitan Housing Authority and other sources; key informant interviews with experts in housing, community development and regional issues; focus groups with housing professionals; two community forums for residents to offer their views; and consultations with key City and County staff members. The City of Cincinnati City Council has not officially accepted this study.

According to the analysis, the key factors impeding housing choice in Hamilton County are:

1. The lack of acceptance of fair and affordable housing
2. The lack in quality and availability of affordable rental units;
3. The disengagement of renters and the need for “good neighbor” education;
4. The lack of consensus and collaboration on affordable and fair housing issues;
5. The exclusion criteria of assisted housing;
6. The need for more units that are safe, sanitary and affordable to low-income persons, especially to very low-income persons;
7. The existence of NIMBYism (Not In My Back Yard) and racism;
8. That the importance of homeownership is over emphasized while there are many for whom homeownership is not a viable option;
9. The need to building bridges between low-income housing advocacy organizations and the law enforcement community;
10. That reliance on public transportation limits housing choice for low-income households without cars;
11. The disastrous impact of predatory lending and investing; and
12. The City of Cincinnati’s Impaction Ordinance, which limits development of affordable units in neighborhoods considered to be saturated.



### **Priority Housing Needs**

According to the CHAS (Comprehensive Housing Affordability Strategy) data published by HUD, Cincinnati has approximately 33,000 housing units that are either a cost burden to their residents, have physical problems, or are overcrowded. A unit poses a cost burden to the inhabitant when the gross rent (including utilities) is greater than 30 percent of the household income. Physical problems are categorized as units without a complete kitchen or plumbing facilities and overcrowding is defined as 1.01 or more persons per room.

<b>HUD Table 2A: PRIORITY HOUSING NEEDS (households)</b>		<b>Priority Need Level High, Medium, Low</b>		<b>Unmet Need</b>	<b>Goals</b>
<b>Renter</b>	<b>Small Related</b>	0-30%	H	6,683	72
		31-50%	M	2,375	25
		51-80%	M	977	11
	<b>Large Related</b>	0-30%	M	1,600	18
		31-50%	L	858	9
		51-80%	L	490	5
	<b>Elderly</b>	0-30%	H	4,111	44
		31-50%	M	1,427	16
		51-80%	L	527	6
	<b>All Other</b>	0-30%	H	9,033	98
		31-50%	H	3,901	42
		51-80%	M	1,333	15
<b>Owner</b>		0-30%	H	3,680	524
		31-50%	H	2,859	409
		51-80%	H	3,774	532
<b>Special Needs</b>		0-80%		NA	NA
<b>Total Goals</b>					1,826

In Cincinnati there are currently a total of 90,380 rental units and 57,715 owner occupied units. Priority housing needs were established for low-income rental and owner-occupied units by finding the percent of total units that the unmet need comprises. The Priority Need Level was determined as high for an unmet need that was >4% of the total number of rental or owner-occupied units. High priority was placed on all renting groups with housing problems that are living below 30% of area medium income (AMI). High priority was also given to all homeowners with housing problems living below 80% of AMI. A Medium Need Level was given to groups with an unmet need between 1%-4%. These groups include small sized family renters with housing problems living between 31% and 80% of AMI as well as elderly renters living between 31%-50% AMI. A Low Priority Level was assigned to unmet needs of less than 1%. Low priority was given to elderly renters living between 51%-80% of AMI and large-sized family renters living between 31%-80% AMI.

The Goals were determined by multiplying the group's corresponding percentage with the five-year targets for rental and homeownership that are outlined in the Action Plan. The five-year goal for new rental units is 984 and there is a five-year goal of 8,190 new homeownership units. The goal is to provide 1,826 low income units with decent, safe, and sanitary units. This goal does not reflect the number of low-income individuals receiving other forms of assistance such as counseling services, mortgage assistance, or emergency repair services.





### **Other Community Needs**

HUD uses the category of *Other Community Needs* to refer to any problems to be addressed with federal dollars that are not related to homelessness, special populations, or directly related to housing. U.S. Census Data and approved neighborhood plans were used to indicate other community needs.

Those identified as of primary importance were the needs to:

- Promote economic development, particularly small business and industrial development
- Increase the skills of the workforce and access to jobs
- Provide human services and assist those that are in need of upgraded facilities.
- Serve youth

### **Economic Development**

The City is in constant competition with its suburbs, which can offer a plentiful supply of undeveloped land as well as cheaper office and retail space. Industrial and commercial development is easier at the region's periphery than at its core. The City has to contend with state policies that subsidize the cost of moving jobs to new development sites in the suburbs. Suburban developments are typically greenfield developments. In contrast, even after the City has acquired sites, in and of itself no small accomplishment, it then often faces the challenge of promoting development on brownfields, with the attendant costs of rebuilding aging infrastructure, demolition, and dealing with environmental hazards.

Some issues the City faces in redevelopment include:

- Environmentally damaged land is a serious problem.
- Inadequate infrastructure in industrial areas can play a key role for companies that are considering expansion, often leading them to consider relocation instead.
- Older built-out urban cities such as Cincinnati have little vacant land available for development, especially large-scale development.
- Private developers generally need assistance assembling land.
- The physical impact of blight on a small neighborhood commercial district is evident much sooner than in large commercial or industrial areas.
- Potential small business developers in the central city face barriers involving the lack of assistance, lack of financing and discrimination.

### **Workforce Development and Access to Jobs**

The City's potential workforce includes a disproportionate share of the region's less well-off members. The City's resident workforce is less educated than the suburban workforce and is qualified for less skilled jobs. The poverty rate in the City of Cincinnati is 21.5% percent.

The City and Hamilton County have executed an Intergovernmental Agreement (IGA) to pool Workforce Investment Act (WIA) and other Department of Labor grant programs into a integrated system with policy direction provided by the Southwest Ohio Region Workforce Investment Board. This integrated system and limited WIA resources will be enhanced by strategic CDBG-funded programs that focus on hard to serve low and moderate income City residents.

## **Human Services and Public Facilities**

Not-for-profit organizations that serve the human service needs of the population of the City sometimes have infrastructure needs that inhibit their ability to provide service. These may include lead hazards.

## **Youth**

Cincinnati's youth are concentrated in its poorest neighborhoods. The City collaborates with the Citizen's Committee on Youth (CCY) and the Cincinnati Youth Collaborative (CYC) to provide counseling and mentoring services for youth in low-income neighborhoods, and provides year-round employment opportunities for in-school youth. CCY also provides summertime enrichment activities to youth at various sites throughout the City.

## **Other Community Development Needs**

There are two additional public processes that help the City of Cincinnati make community development funding decisions. One is focused towards the Neighborhood Business Districts (NBDs) and the other towards the community as a whole. Both were reviewed to help verify the community development needs of the City of Cincinnati.

### *Cincinnati Neighborhood Business Districts United (CNBDU)*

Neighborhood business development projects are evaluated in both the competitive Neighborhood Business District Improvement Program (NBDIP) and non-competitive Neighborhood Business District Support Fund (NBDSP) programs. Both programs utilize Cincinnati Neighborhood Business Districts United (CNBDU), a citizens advisory group of neighborhood business representatives created to assist the City administration in evaluating projects and preparing funding recommendations. Each NBDIP funding request is reviewed by staff from the Department of Community Development and Planning (DCDP) to determine eligibility. Funding requests are then forwarded to CNBDU for evaluation and recommendation. CNBDU and DCDP staff perform an in-depth review of each project and participate in a bus tour to each project site. Each community is invited to make a presentation of its proposed projects to a panel of CNBDU representatives and DCDP staff members. CNBDU project funding recommendations are submitted to DCDP. The Department then submits its NBD project funding recommendations to the City Manager, the Capital Budget Committee (CBC), and the Community Development Advisory Board (CDAB). The City Manager makes a final recommendation to City Council.

### *Community Priority Request (CPR) Process*

As preparation for the biennial budget, the City of Cincinnati asks each neighborhood Community Council for a list of its highest priority funding requests. Not all neighborhoods respond to the call for requests, but those who do mostly reply with one to five priority projects that vary greatly in project size and cost. While some requested projects are CBDG eligible, most are capital projects. Examples of requested projects include: park and recreation upgrading; business district revitalization and parking lot improvements; streetscapes, gateways and signage; transportation matters such as signalization, traffic calming, pedestrian crossings, and roadway, sidewalk, curb and intersection improvements; stormwater and sewer upgrades; and professional services such as community plans, recreation master plans, and engineering studies.

<b>HUD Table 2B: PRIORITY COMMUNITY DEVELOPMENT NEEDS</b>	<b>Priority Need Level High, Medium, Low, No Such Need</b>	<b>Unmet Priority Need</b>	<b>Dollars to Address Unmet Priority Need</b>	<b>Goals</b>
<b>PUBLIC FACILITY NEEDS</b> (projects)				
Senior Centers	NA	NA	NA	NA
Handicapped Centers	NA	NA	NA	NA
Homeless Facilities	H	75	3,132,855	75
Youth Centers	NA	NA	NA	NA
Child Care Centers	NA	NA	NA	NA
Health Facilities	NA	NA	NA	NA
Neighborhood Facilities	L	6	2,225,000	-
Parks and/or Recreation Facilities	L	12	4,965,000	1
Parking Facilities	L	6	6,000,000	-
Non-Residential Historic Preservation	NA	NA	NA	NA
Other Public Facility Needs	NA	NA	NA	NA
<b>INFRASTRUCTURE</b> (projects)				
Water/Sew er/ Flood Improvements	H	4	1,500,000	4
Street/Sidew alk Improvements	M	27	45,618,000	12
Solid Waste Disposal Improvements	NA	NA	NA	NA
Other Infrastructure Needs	M	3	165,000	2
<b>PUBLIC SERVICE NEEDS</b> (people)				
Senior Services	NA	NA	NA	NA
Handicapped Services	NA	NA	NA	NA
Youth Services	H	1,460	4,143,660	1,460
Child Care Services	NA	NA	NA	NA
Transportation Services	NA	NA	NA	NA
Substance Abuse Services	NA	NA	NA	NA
Employment Training	H	1,430	103,289,000	1,430
Health Services	NA	NA	NA	NA
Lead Hazard Screening	H	1,125		
Crime Awareness	H	38,000	500,000	38,000
Other Public Service Needs	H	7,685	4,900,000	7,685
<b>ECONOMIC DEVELOPMENT</b>				
ED Assistance to For-Profits(businesses)	H	500	4,475,000	500
ED Technical Assistance(businesses)	H	165	3,050,000	165
Micro-Enterprise Assistance(businesses)	H	2,460	2,300,000	2,460
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	H	16	3,500,000	16
C/I* Infrastructure Development (projects)	see above			
Other C/I* Improvements(projects)	see above			
<b>PLANNING</b>				
Planning	L	23	1,150,000	1
<b>TOTAL ESTIMATED DOLLARS NEEDED:</b>			190,913,515	

The Priority Community Development Needs (Table 2B) were established by using approved Community Plans and past Community Priority Requests (CPRs) submitted by community councils to the City that outline development priorities. The ‘Unmet Priority Need’ is equivalent to the total number of requests that have not yet been fulfilled. The total number of development needs expected to be fulfilled during the cycle of this Consolidated Plan is listed in the “Goals” category. There are some public facilities, infrastructure, and services have not traditionally been provided by the City of Cincinnati, and therefore the City does not have a means for determining the need. In these cases, Table 2B lists them as “not applicable” (N/A).

## The Strategy

**Overall Development Goal:** Develop and support comprehensive efforts to revitalize neighborhoods while expanding economic opportunities and reducing blight. Development and support should strategically target 1) parts of the community that demonstrate the best chance for significant change, and 2) neighborhoods that have experienced an increase in the number of persons in poverty and vacant housing units and a decrease in the number of families and owner-occupied housing units.

### The Strategic Approach to City-wide Neighborhood Revitalization

As previously mentioned, SNAs are LMI eligible when 51% or more of the population has an annual income of 80% or less than the area median income. There are currently seven SNAs that are not LMI eligible but have at least 45% of their population with an annual income of 80% or less than the area median income. These neighborhoods may, during the cycle of this Consolidated Plan, become LMI eligible. These neighborhoods, while not eligible for CDBG funds as an entire neighborhood, may contain census tracts that are eligible or have individuals eligible for assistance.

There are also five SNAs, that are currently LMI-eligible, which have no more than 60% of their population with an annual income of 80% or less than the area median household income. As 63% is the City's average, these neighborhoods have the possibility of returning to non-eligible status during this Consolidated Plan cycle.

Each of these neighborhoods is at a critical point. By strategically directly funding and support to these 12 neighborhoods, or *Strategic Investment Areas*, there is an opportunity to influence major improvements to housing, business development and quality of life with relatively less cost and effort than if conditions were to worsen. This additional support can be directed to these neighborhoods by spending CDBG dollars for housing and community development improvements in eligible census tracts<sup>4</sup> and through other targeted means such as the establishment of NRSAs. Additionally, the City can support the Strategic Investment Areas by directing non-CDBG dollars to the areas through execution of capital projects such as streetscape improvements; implementation of key recommendations from approved plans; transportation improvements; technical assistance for CDCs and other community capacity building activities; and other projects or programs that work to improve housing opportunities and conditions, the business environment and quality of life in these neighborhoods.

This is not to say that those neighborhoods currently most in need would not continue to receive funding. Because CDBG funds may be spent only in eligible census tracts, the bulk of the City of Cincinnati's CDBG and HOME dollars will continue to be spent in the areas with the greatest need – mostly neighborhoods where this money has been spent in past years. While some additional assistance would be provided to the Strategic Investment Area neighborhoods in the short term, it is the theory that once these neighborhoods stabilize, that would allow more funding and attention to be given to those neighborhoods most in need.

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<sup>4</sup> About 7 of the 12 neighborhoods currently contain eligible census tracts.

### Strategic Investment Areas

*Neighborhoods that may become LMI-eligible:*

Clifton  
College Hill  
E. Walnut Hills  
Hartwell  
Kennedy Heights  
Mt. Washington  
Sayler Park

*Neighborhoods that may return to non-eligible:*

Evanston/East Walnut Hills  
Mt. Airy  
Riverside/Sayler Park  
West Price Hill  
Westwood

*LMI-eligible Neighborhoods:*

Avondale	Fay Apartments	Roselawn
Bond Hill	Linwood	Sedamsville/Riverside
Camp Washington	Lower Price Hill	South Cumminsville/Millvale
Carthage	Madisonville	South Fairmount
CBD-Riverfront	Mt. Airy	University Heights
Corryville	Mt. Auburn	Walnut Hills
East End	North Fairmount/English	West End
East Price Hill	Woods	West Price Hill
Evanston	Northside	Westwood
Evanston/East Walnut Hills	Over-the-Rhine	Winton Hills
Fairview/Clifton Heights	Riverside/Sayler Park	Winton Place

## **The Housing Goals and Objectives**

There are two housing goals and five corresponding objectives. The main focus of the strategy for housing revitalization is two-fold:

1. *Physical Development* - development of and continuous improvements to housing units, for both ownership and rental
2. *Support Services* - support to moderate, low and very low-income persons in finding and maintaining quality affordable housing

### **Housing Goal 1: Develop and maintain new and rehabilitated homeownership and rental units for a variety of income levels.**

*Activities in support of this goal may include but are not limited to: homeownership, rental and mixed housing development and redevelopment; home repair grants; mixed-income, moderate and low and very low-income housing development; infrastructure improvements; housing maintenance services; tax/permit fee assistance; technical assistance and support for Community Development Corporations (CDCs) developing housing; mixed-use commercial/office/residential development; and project market studies.*

**Housing Objective 1:** Promote sustained and increased homeownership through new construction and renovation of housing units. New and renovated units should be focused in neighborhoods with homeownership rates at or below the City's average homeownership rate where the existing inventory of housing stock and/or available land supports development and/or redevelopment for homeownership units.

**Housing Objective 2:** Develop rental units for persons of low and very low-incomes in a manner that is consistent with City policy. Redevelopment should be focused in neighborhoods with significant residential populations, those that previously had significant residential populations but have experienced an increase in vacant units, or those within neighborhood business districts to create stronger mixed-use districts. Rental units are encouraged to be developed in conjunction with new homeownership units to create sustainable mixed-income communities.

### **Housing Goal 2: Provide supportive services to help moderate, low and very low-income persons find and maintain high-quality rental and homeownership units.**

*Activities in support of this goal may include but are not limited to: fair housing services; legal assistance; housing counseling; code related relocation assistance; assistance in making the transition to homeownership; down payment assistance; home maintenance training programs.*

**Housing Objective 3:** Assist low and moderate-income renters make the transition to homeownership and successfully retain ownership of their homes. Services should be focused in neighborhoods that have seen more dramatic decreases in owner-occupied units or have housing stock most appropriate for first-time homeowners.

**Housing Objective 4:** Provide assistance to low and very low-income persons in finding and retaining high-quality affordable rental units.

**Housing Objective 5:** Promote fair housing.



Following is a list of the housing objectives that the City should adopt (performance indicators are shown in parentheses).

<b>HUD Table 2C: Housing Objectives</b>	
<b>Objective</b>	<b>5 Year Target</b>
Promote sustained and increased homeownership through new construction and renovation of housing units. (Homeownership Units)	8,190
Develop rental units for persons of low and very low -incomes in a manner that is consistent with City policy. (Rental Units)	984
Assist low and moderate-income renters make the transition to homeownership and successfully retain ownership of their homes. (Households)	100
Provide assistance to low and very low -income persons in finding and retaining high-quality affordable rental units. (Housing Units)	24,550
Promote fair housing (Households)	7,000

### **Production Goals by Income**

Units rehabilitated or built with HOME funds will meet all HOME requirements with respect to the population served. Families receiving a Section 8 portable voucher will occupy many HOME units and their incomes cannot be predicted in advance.

### **Affordable Housing**

According to the CHAS (Comprehensive Housing Affordability Strategy) data published by HUD, Cincinnati shows approximately 33,000 housing units that are either a cost burden to their residents, have physical problems, or are overcrowded. A unit poses a cost burden to the inhabitant when the gross rent (including utilities) is greater than 30 percent of the household income. Physical problems are categorized as units without a complete kitchen or plumbing facilities and overcrowding is defined as 1.01 or more persons per room.

The CHAS data does not suggest that the City is charged with developing 33,000 new affordable units to alleviate the housing crisis. Many of these units can be brought out of the “problem area” by other forms of assistance. While creating additional affordable units is a priority to the City and is being funded with HUD monies in addition to other sources of funds, the City is using a variety of methods to address its large number of substandard affordable units.

To help alleviate the cost burden of homeownership, the City contracts with housing maintenance service organizations, such as People Working Cooperatively and Normar to provide emergency repairs for low- and moderate-income homeowners. Emergency mortgage assistance is also provided through the Better Housing League.

For renters, the City has contracted with organizations, such as Housing Opportunities Made Equal (H.O.M.E.), to combat discrimination and artificial rent inflation, and the Legal Aid Society to prevent eviction and aid in the restructuring of rent that is a cost burden. The City’s Rental Rehab Program provides forgivable loans to landlords with low- and moderate income tenants for physical improvements and also combats overcrowding by allowing for the reconfiguration and redesign of units to include more bedrooms.

Housing counseling services are also provided by the Better Housing League (funded by the State of Ohio) and the Homeownership Center that teach budgeting skills to help them get out of the renting rut. Downpayment grants are also awarded to first time homebuyers through the Shuttlesworth Foundation and the Homeownership Center.

Additionally, the City of Cincinnati cannot be solely responsible for meeting the needs of low-income households. The entire region should share the responsibility of providing adequate, safe, clean and affordable housing to the area's low-income persons and families. In recent years, in particular, with more jobs moving to the outer areas of Hamilton County and other surrounding counties, it is even more imperative for decent, affordable housing to be available near those employment opportunities.

### **The City's Housing Policy**

The City of Cincinnati does not generally endorse the use of rental assistance using CDBG or HOME funds. Short-term rental assistance is provided for households who are forced to relocate due to code enforcement issues. One out of every six rental units in the City receives some form of rental assistance through CMHA or Section 8. Because the city has a large supply of rental housing stock, much of it in need of rehabilitation, the City focuses on a rehabilitation strategy to ensure that there is an adequate supply of affordable rental units in decent, safe, and sanitary condition for its low income renter residents.

Because the City is close to being built out, there are limited opportunities for new construction of affordable units. With high concentrations of poverty in so many of its neighborhoods, the City must focus more on promoting housing choice through rehabilitation and creating economic development opportunities than on the creation of new assisted units, especially more assisted units in high poverty neighborhoods. The Impaction Ordinance, enacted by Cincinnati City Council in 2001, stated that the City would no longer fund development of low-income housing in neighborhoods that already have a large concentration of low-income housing units. An intention of this ordinance was to spread affordable housing into neighborhoods in the City and other jurisdictions in Hamilton County that have not traditionally welcomed affordable housing. However, the traditionally low-income neighborhoods have concerns that the housing stock will continue to deteriorate and that gentrification and displacement will occur.

Because the number of abandoned housing units is relatively small and there are limited areas suited to wholesale redevelopment, the City has a limited strategy for acquisition of existing units.

The City's strategy for new and existing homeownership housing emphasizes new construction the acquisition of units for redevelopment and the rehabilitation of old units because the City's housing stock is aging. The City's strategy also includes preparing households for ownership opportunities. Increasing the City's low ownership rate can only be done by increasing the supply of units appropriate for ownership and by ensuring that there are households who are ready to own.

The City's housing policy has been to:

- Improve opportunities for homeownership
- Assist existing homeowners
- Improve opportunities for affordable rental housing
- Provide fair housing and increase choice in housing

*Improved Opportunities for Home Ownership*

The City seeks to promote home ownership for new residents and persons who are now renting in the City in the following ways:

- Encourage new construction of housing units in the City.
- Support fair housing initiatives and promote increased lending to minority applicants and in low-income neighborhoods.
- Provide counseling and education services for first time buyers.
- Support neighborhood revitalization efforts.
- Provide tax abatements, down payment assistance, and other incentives that change the cost equation for purchasing a home.
- Support efforts to encourage the use of Individual Development Accounts (which can provide for accumulation of down-payment funds).
- Encourage home ownership training and support for public housing residents.
- Preserve the stock of duplexes and single unit structures for potential homeowners by making such structures ineligible for programs aimed at assisting renters.

*Assistance to Existing Homeowners*

The City seeks to assist existing homeowners to maintain their homes, where appropriate, by:

- Providing counseling and education services
- Providing owners with access to low-cost loans or grants to effect repairs and renovations
- Assisting homeowners with homeownership maintenance training
- Applying for funds to do lead abatement more widely. In addition, the City will comply with federal lead regulations whenever it undertakes rehabilitation projects.

Note that under the category of Special Populations, special strategies for the frail elderly and persons with physical disabilities were included.

*Improved Opportunities for Affordable Rental Housing and Support of Public Housing*

The City's strategies for low and moderate-income rental housing are as follows:

- Assist low and moderate-income renters find affordable units by increasing the number of safe, sanitary units on the market. This strategy commits the City to increasing the supply of affordable rental units.
- Provide support services that assist low and moderate-income renters in finding or maintaining affordable housing. This strategy commits the City to doing a better job of linking low and moderate-income households to housing resources, and keeping them in units.
- Apply for funds to conduct research on the problem of lead hazards and to do lead abatement more widely. In addition, the City will comply with federal lead regulations whenever it undertakes rehabilitation projects. The City will continue to offer relocation services for households who must move because of lead paint hazards.
- Support CMHA HOPE VI projects (i.e., provide funding, review development plans, grant permits, inspect construction work, and monitor relocation). These projects should produce high quality public housing while also creating more economically diverse neighborhoods. The City will be monitoring its investments in these projects and the impact of the projects on residents.
- Support new Section 8 vouchers for the community and coordinate with CMHA and the Hamilton County Department of Community Development to improve the ability of clients to use existing subsidies.

- Support applications by CMHA and non-profit organizations for federal grants for the upkeep and modernization of housing and for programs to improve the quality of life in public housing and in all of the City's neighborhoods.

Note that under the category of Special Populations, the special strategy presented for persons with physical disabilities applies to both owner and rental households.

#### *Fair Housing and Increased Choice*

Many of the components of the City's fair housing strategy have already been discussed as parts of the strategies for homeowners and renters. However, discussing them together as part of a strategy to promote fair housing and increased choice underscores the City's commitment to reducing concentrations of poverty.

An Analysis of Impediments to Fair Housing study was jointly commissioned by the City of Cincinnati and Hamilton County that was completed in September 2004 and as of this publication, is awaiting review and approval by Cincinnati City Council.

#### **Public Housing**

In 2003, there were a total of 20,116 assisted housing units in the City. Of those, 5,392 were public housing units, 7,516 were vouchers, and 7,208 were project based (project based units refer to the affordable housing units that are independently owned). Assisted units represent 13.45% of all housing units in the City and 22.18% of all rental units in the City (See Appendix for Chart *Affordable Housing in Cincinnati, 2003-2004*). Project based units have the option to "opt out" of providing affordable units on a yearly basis. If this were to happen, the prospective loss of affordable units in the City could be as high as 7,208. However, in the past when funding permitted, HUD has replaced lost project based units with housing vouchers, so even if affordable units were lost, the assisted housing total may not decrease.

The City is actively supporting the Cincinnati Metropolitan Housing Authority's (CMHA) HOPE VI developments in the West End. These projects play an important role in the City's fair housing strategy because they will create a more economically diverse household base in one of Cincinnati's most poverty-stricken neighborhoods. HOPE VI also improves opportunities for choice by current residents of public housing.

The City will support new Section 8 vouchers or certificates for the community and will coordinate with CMHA, the Hamilton County Department of Community Development, and H.O.M.E. to improve the ability of clients to use vouchers throughout the region. The City will support programs to encourage landlords in areas of low concentration to participate in the Section 8 program.

In developing strategies for the preservation of project-based Section 8 the City will work to balance the goal of retaining a subsidized structure with the goal of discouraging the concentration of subsidies in impacted neighborhoods.

In implementing its entire plan, the City will work to increase the economic diversity of its neighborhoods and counter the forces acting to concentrate poverty and racial minorities.

### **Plan To Minimize Displacement**

In carrying out its Consolidated Plan programs, the City of Cincinnati minimizes displacement of low-income families in the following manner:

- The City's rehabilitation loan programs are structured to discourage permanent displacement. Any permanent relocation, or the temporary relocation of tenants that may be necessary during the rehabilitation process, is a cost to the property owner. This increases the owner's incentive to avoid displacement and minimize any relocation during the rehabilitation process.
- The Code Related Relocation Program provides relocation benefits to tenants who are forced to vacate their homes due to the enforcement of the City's local building or health codes. In addition, the program now provides relocation benefits for families with children with elevated blood lead levels. Benefits include moving expenses and rent payments, as well as assistance in locating safe and sanitary housing.
- The City offers relocation assistance to residents and businesses displaced as a result of locally funded development activity.

### **Other Community Needs Goals and Objectives**

There are two economic development goals and one quality of life goal with a total of eight corresponding objectives. The main focus of the strategy for other community needs revitalization is three-fold:

1. *Physical Development* - development and revitalization to businesses, business districts and industrial areas
2. *Support Services* - support to businesses and job training
3. *Elimination of Blight* - promotion of sustainable neighborhoods

#### **Economic Development Goal 1: Promote commercial and industrial development and redevelopment.**

*Activities in support of this goal may include but are not limited to: revitalization of neighborhood business districts (NBDs); office and retail development; land assembly; physical and technological infrastructure and site improvements; streetscape improvements; façade improvement programs; enterprise zone agreements; brownfields redevelopment; mixed-use development; and project market studies.*

**Economic Development Objective 1:** Support the development of new and expanded retail and office uses through funding assistance and public improvements. Support should be targeted to redevelopment of existing commercial areas, focusing on designated NBDs and prioritizing those within designated Neighborhood Revitalization Strategy Areas (NRSAs). Where necessary, NBDs should be stabilized by reduction in NBD size through housing development in peripheral areas and/or on upper floors of commercial buildings.

**Economic Development Objective 2:** Encourage the development of new and expanded low-intensity industrial uses and the remediation and redevelopment of vacant and underutilized industrial property into light-industrial or commercial uses. Support in the form of funding assistance and public improvements should be targeted to the designated Strategic Program for Urban Redevelopment (SPUR) districts, prioritizing the traditional industrial corridors in the Mill Creek valley.

#### **Economic Development Goal 2: Improve the economic conditions of people and organizations in order to promote business development and employment opportunities.**

*Activities in support of this goal may include but are not limited to: economic education; banking services; credit counseling; technical assistance to small business and micro-enterprises; small business loans; job training and placement for adults and youth; job transportation services; supportive employment services; technical assistance and support for CDCs assisting NBDs.*

**Economic Development Objective 3:** Support economic education and financial services for residents and businesses and capacity building for Community Development Corporations (CDCs) to increase the number of financially secure residents, successful, sustainable businesses, and stable commercial districts in Cincinnati. Services should focus on development of CDCs, small businesses and micro-enterprises in neighborhoods with increasing levels of poverty despite increasing educational and/or income levels.

**Economic Development Objective 4:** Provide support for job-training and placement services and other employment opportunities for adults and adolescents. Services should target neighborhoods with rising levels of poverty and/or unemployment despite increasing educational and/or income levels.

**Quality of Life Goal: Promote sustainable neighborhoods through elimination of blighting influences and improved health and safety.**

*Activities in support of this goal may include but are not limited to: code enforcement; mitigation of vacant and abandoned properties and buildings; environmental remediation; crime reduction; lead reduction activities; development of parks and greenspace; health services; receivership activities; public service facilities improvements; preservation and renovation of historic properties; and youth services and activities.*

**Quality of Life Objective 1:** Support the mitigation and/or removal of blighting influences such as non-code compliant buildings and properties; vacant and abandoned buildings and properties; abandoned automobiles; and environmental contamination, including underground storage tanks and lead hazards. Support positive methods of combating blight through development of parks and greenspace, and preservation and renovation of historic properties. Efforts should focus on primarily residential neighborhoods and designated NBDs, prioritizing those areas designated as NRSAs.

**Quality of Life Objective 2:** Support youth services and activities and health services. Services should focus on primarily residential neighborhoods and designated NBDs, prioritizing those areas designated as NRSAs.

**Quality of Life Objective 3:** Support and encourage public facilities improvements. Improvements should focus on primarily residential neighborhoods and designated NBDs, prioritizing those areas designated as NRSAs.

**Quality of Life Objective 4:** Provide assistance to people and community groups aggressively working to improve the safety and perception of safety in their neighborhoods through Block Watch, Citizens on Patrol, Community Problem Oriented Policing (CPOP), and other crime reduction activities. Services should focus on primarily residential neighborhoods and designated NBDs, prioritizing those areas designated as NRSAs.



<b>HUD Table 2C: Other Community Objectives</b>	
<b>Objective</b>	<b>5 Year Targets</b>
Support the development of new and expanded retail and office uses through funding assistance and public improvements. (Businesses)	500
Encourage the development of new and expanded low-intensity industrial uses and the remediation and redevelopment of vacant and underutilized industrial property into light-industrial or commercial uses. (Businesses)	16
Support economic education and financial services for residents and businesses to increase the number of financially secure residents and successful, sustainable businesses in Cincinnati. (Persons)	7,685
Support economic education and financial services for residents and businesses to increase the number of financially secure residents and successful, sustainable businesses in Cincinnati. (Businesses)	2,630
Provide support for job-training and placement services and other employment opportunities for adults and adolescents. (Persons)	2000
Support the mitigation and/or removal of blighting influences such as non-code compliant buildings and properties; vacant and abandoned buildings and properties; abandoned automobiles; and environmental contamination, including underground storage tanks a	5,250
Support the mitigation and/or removal of blighting influences such as non-code compliant buildings and properties; vacant and abandoned buildings and properties; abandoned automobiles; and environmental contamination, including underground storage tanks a	1
Support the mitigation and/or removal of blighting influences such as non-code compliant buildings and properties; vacant and abandoned buildings and properties; abandoned automobiles; and environmental contamination, including underground storage tanks a	6,275
Support youth services and activities and health services. (Persons)	2,300
Support and encourage public facilities improvements. (Facilities)	40
Provide assistance to people and community groups aggressively working to improve the safety and perception of safety in their neighborhoods. (Persons)	38,300

### Economic Development

The City of Cincinnati employs land aggregation through acquisition to develop areas specifically designed to attract new business investments in Cincinnati. This program attracts corporate offices, plant and facility consolidations and commercial, industrial or distribution firms into geographically defined areas identified by the City. When the City identifies land that might be suitable for development, it will develop it and seek out partners. Pre-development activity for these areas includes land assembly, demolition, relocation of businesses, and the design and construction of public improvements. The City will also promote and encourage actions to identify contaminated City property and implement cleanup projects. The City's Strategic Program for Urban Redevelopment (SPUR) and the Port of Greater Cincinnati Development Authority identify and evaluate the potential for the redevelopment of brownfield properties.

Neighborhood business districts can benefit from investments in infrastructure and building renovations. The physical impact of blight on a small neighborhood commercial district is evident much sooner than in large commercial or industrial areas. The loss of even one business in a neighborhood business district



may result in a sharp decrease in the volume of business to the area and adversely impact adjacent businesses. The City will support neighborhood business districts by making infrastructure investments, including sidewalk treatment and lighting; facade improvement and awning programs which enhance the appearance and visually unify the area; the development of off-street parking, and the elimination or redevelopment of blighted buildings.

Inadequate infrastructure in industrial areas can play a key role for companies that are considering expansion, often leading them to consider relocation instead. Businesses need to be accessible from and have access to interstates and railroads in order to get their goods to market.

The City of Cincinnati will create jobs for low-income residents through the provision of loans or other forms of assistance to industry or commercial businesses throughout the City or to small and neighborhood based businesses.

The City will also use state and local tax incentives and infrastructure improvements to assist in the creation and retention of jobs for the City's low-moderate income residents and the expansion of the City's tax base.

The City will offer assistance to small business enterprises, with an emphasis on minority and women

### **Workforce Development and Access to Jobs**

The City has integrated its federal Workforce Investment Act (WIA) funding with Hamilton County to increase the efficiency and effectiveness of workforce development services for adults and dislocated workers. Policy direction for the integrated system is provided by the Southwest Ohio Region Workforce Investment Board which is constituted by area businesses, citizens, legislators and partnered workforce development agencies.

The City seeks to complement WIA-funded workforce development programming with coordinated efforts that:

- Focus resources on City residents with barriers to service such as ex-offender status that conventional programs are under-equipped to support.
- Strategically invest in training for industries such as construction that can provide living wages for hard to serve low-income populations.

<b>Table 2C: Summary of Specific Housing/Community Development Objectives (Table 2A/2B Continuation Sheet)</b>				
<b>Objective #</b>	<b>Specific Objectives</b>	<b>Performance Measure</b>	<b>Expected</b>	<b>Actual</b>
<b>Housing Objectives</b>				
<b>Rental Housing Objectives</b>				
<b>H2</b>	Develop rental units for persons of low and very low -incomes in a manner that is consistent with City policy.	Rental Units	984	
<b>H4</b>	Provide assistance to low and very low-income persons in finding and retaining high-quality affordable rental units.	Persons	24,550	
<b>H5</b>	Promote fair housing.	Persons	3,500	
<b>Owner Housing Objectives</b>				
<b>H1</b>	Promote sustained and increased homeownership through new construction and renovation of housing units.	Housing Units	8,190	
<b>H3</b>	Assist low and moderate-income renters make the transition to homeownership and successfully retain ownership of their homes.	Households	100	
<b>H5</b>	Promote fair housing	Persons	3,500	
<b>Community Development Objectives</b>				
<b>Infrastructure Objectives</b>				
<b>QL1</b>	Support the mitigation and/or removal of blighting influences such as non-code compliant buildings and properties; vacant and abandoned buildings and properties; abandoned automobiles; and environmental contamination, including underground storage tanks a	Facilities	1	
<b>QL1</b>	Support the mitigation and/or removal of blighting influences such as non-code compliant buildings and properties; vacant and abandoned buildings and properties; abandoned automobiles; and environmental contamination, including underground storage tanks a	Housing Units	6,275	
<b>Public Facilities Objectives</b>				
<b>QL3</b>	Support and encourage public facilities improvements.	Facilities	40	
<b>Public Services Objectives</b>				
<b>QL1</b>	Support the mitigation and/or removal of blighting influences such as non-code compliant buildings and properties; vacant and abandoned buildings and properties; abandoned automobiles; and environmental contamination, including underground storage tanks a	Persons	5,250	
<b>QL4</b>	Provide assistance to people and community groups aggressively working to improve the safety and perception of safety in their neighborhoods.	Persons	38,300	
<b>ED3</b>	Support economic education and financial services for residents and businesses to increase the number of financially secure residents and successful, sustainable businesses in Cincinnati.	Persons	7,685	
<b>ED4</b>	Provide support for job-training and placement services and other employment opportunities for adults and adolescents.	Persons	2,000	
<b>Economic Development Objectives</b>				
<b>ED1</b>	Support the development of new and expanded retail and office uses through funding assistance and public improvements.	Businesses	500	
<b>ED2</b>	Encourage the development of new and expanded low-intensity industrial uses and the remediation and redevelopment of vacant and underutilized industrial property into light-industrial or commercial uses.	Businesses	16	
<b>ED3</b>	Support economic education and financial services for residents and businesses to increase the number of financially secure residents and successful, sustainable businesses in Cincinnati.	Businesses	2,630	
<b>Other Objectives</b>				
<b>QL2</b>	Support youth services and activities and health services.	Persons	2,300	



## Needs and Strategies

### Homelessness and Special Populations

#### **Introduction**

The Homeless Section of the 2005 Consolidated Plan has been developed for both the City of Cincinnati and Hamilton County, Ohio as part of the Continuum of Care for the Homeless (CoC) program of the combined jurisdictions. Pursuant to HUD's guidance and the communities method of conducting planning and facilitating processes for homeless, the jurisdictions have standardized elements contained in the Consolidated Plan and the Continuum of Care Plan housing and services, thereby linking the two documents, reducing duplication of effort and mainstreaming resources. Both the Housing Inventory Chart and the Housing Gaps Analysis are consistent with the CoC annual submission of Exhibit One to HUD. Accountability for the goals/objectives will be part of the annual CoC process and the results will be documented not only in Consolidated Plan Updates and CAPER's but also in Exhibit One of the CoC grant. In addition this document provides the goals/objectives for both the chronically homeless and all the jurisdictions homeless, thereby formalizing the jurisdiction's plan to address "ending" chronic homelessness for the jurisdiction as required by HUD and the Interagency Council on the Homeless.

The CoC planning process is a coordinated, collaborative effort by the City of Cincinnati, Hamilton County, the Greater Cincinnati Coalition for the Homeless, and the CoC Working Groups and is facilitated by The Partnership Center, Ltd. (PCL). The leadership team, now known as the Homeless Clearinghouse, includes staff and members of the City of Cincinnati Department of Community Development, Hamilton County Community Development Department, the Greater Cincinnati Coalition for the Homeless (GCCCH), an elected representative liaison from each of the Working Groups, and PCL. Together, the staff of these organizations and government agencies provided year-round coordination, planning, program development efforts, funding, program/housing support, and technical assistance. The purpose of the Clearinghouse is to:

1. Plan and coordinate community influence on systemic decisions affecting the homeless.
2. Uphold the elements of the Consolidated Plans that affect homelessness.
3. Identify and support the utilization of all sources of funds and other resources used to improve the quality of life for homeless persons and/or to end homelessness.

Community input into the creation and formalization of the Homeless Clearinghouse has enabled identification and recognition of the Homeless Clearinghouse's role as a central point of contact for all CoC issues and planning.

Planning itself occurs through the inclusive CoC process, facilitated by PCL. The Working Groups of the CoC are groups focused on specific populations of homeless persons and/or specific types of providers. CoC Working Groups meet on a regular basis to address service-related issues. The Working Groups include not only the appropriate service/housing providers but also homeless persons, including those from the subpopulations identified in the committee's action plan, and system organizations that have an effect/influence over the target issue (e.g. welfare department, substance abuse board, social security, etc.) The groups often report to the community at large, and now quarterly to the Homeless Clearinghouse. This system has provided the community with a new and improved level of coordination, and the ability to assure efforts in the community are not duplicated. It also allows all the parties to recognize and support the appropriate roles of each other from funders to advocates and planners to implementers.

The Working Groups, their focus, and their prime activities are:

Working Group	Focus Area	Prime Activities
Family Shelter Partnership Program (FSPP)	Families in shelter	Coordinating quality case management
		Coordinating mainstream resources (TANF, FS, CHIP, Medicaid, Child Care, Children's Protective)
Homeless Individuals Task Force (HIT Force)	Homeless single individuals and chronically homeless	Coordinating resources for single individuals
		Improving access to mainstream services (MH/SA)
Homeless Outreach Group (HOG)	Street Homeless and chronically homeless	Implementing a Chronic Homeless Initiative (HIP)
		Coordinating outreach efforts
HMIS Advisory Committee	HMIS Quality and Integrity	Increasing access to housing/services directly from the streets
		Implementing HMIS
Permanent Housing Group	SHP Permanent Housing for the Disabled	Policy/Procedure Development & Oversight
		Promoting best practice efforts.

To ensure there are not duplicate efforts in coordination and planning, the City of Cincinnati contracted on a year-round basis for PCL to manage both the Continuum and all other funding and administrative support for homeless services (including SPC, ESG and HOPWA), and the homeless section of the Consolidated Plan. Additionally, in a discussion/clarification process, the roles of the CoC and the Greater Cincinnati Coalition for the Homeless have been clarified. The following is the identified role of the CoC in the community:

#### *Planning/Coordination*

- Maintain an “inclusive planning process”
- Facilitate Consolidated Planning and monitoring process (homeless section) for the City/County
- Facilitate processes to include the voice of homeless persons in planning
- Maintain and staff the community planning/coordination body: *Homeless Clearinghouse*.

#### *Data Gathering/Sharing*

- Coordinate the “homeless count(s)” as required by HUD or other community initiatives
- Provide data to local/state/federal governments and community providers to use
- Provide the linkage for HMIS data with counts, government reporting, etc.
- Maintain and staff the *HMIS Advisory Committee*

#### *Funding Coordination and Development*

- Facilitate annual CoC process and coordinate grant submission to HUD
- Facilitate annual City-ESG process and coordinate grant requirements with the City
- Monitor funding, as required by funding source(s)
- Providing ongoing technical assistance to funded agencies serving the homeless.
- Coordinate activities to support/develop community funding initiatives with HUD and other federal, state, local resources

*Quality Improvement*

- Facilitate training programs to improve quality (e.g. *Front Line Worker Training*)
- Serve on the Ohio Policy Academy Team linking C/H CoC to Ohio efforts
- Provide technical assistance in program design
- Facilitate efforts to improve quality within the homeless delivery system

*Service Delivery System Intervention*

- Facilitate/support initiatives that improve access to mainstream resources/services for the homeless
- Provide support for the creation of partnership initiatives/programs
- Provide support/coordination for partnership groups including: *FSPP, HIT, HOG, PHG*, etc. whose focus is:
  - Provision of direct service for a specific population of homeless persons
  - Network information
  - Information sharing among providers
  - Gaps identification (directed to CoC planning and/or GCCH advocacy)



## Homeless Needs

The Point-in-Time count, taken May 21, 2003, documents 1,259 persons homeless on the streets, in emergency shelters and transitional housing for the homeless facilities<sup>5</sup>. The Cincinnati/Hamilton County CoC is in the process of a full implementation of our Homeless Management Information System (HMIS). The extent of homelessness and documentation of needs will be available in real-time once the system is fully implemented, which is expected to be by early 2006. Currently the HMIS coverage is as follows:

Inventory as of 7-20-04	Individuals		Families	
	Beds	%	Beds	%
Emergency Shelter	431	78%	287	95%
Transitional Housing	202	45%	238	60%
Permanent Supportive Housing	734	28%	650	33%

A review of the unduplicated data for the emergency shelters entering data into HMIS<sup>6</sup> documents the nature and extent of homelessness, the characteristics of the homeless, the racial and ethnic makeup, and the number of families with children in the system, accounting for 85% of the emergency shelter beds in the community.

## Homeless Inventory

The Cincinnati/Hamilton County CoC use the following definitions in determination of which facilities should be placed in the homeless inventory:

***Emergency Shelter***—Emergency Shelter is defined as a temporary place for homeless persons to reside. A stay is normally less than 90 days and averages 30 to 45 days. Emergency shelter provides a safe, decent alternative to the streets. Emergency Shelters may be designed on a drop-in basis, where no intake is required and the goal is simply to provide an alternative to the streets for homeless persons, or it may be designed with intake and assessment requirements to assure the appropriate target population is in the right facility. All Emergency Shelters in Cincinnati must meet the *Minimum Shelter Standards* and are annually inspected for compliance.

***Transitional Housing*** - Transitional housing is defined as housing for homeless persons (individuals or families), that is necessary to facilitate the movement of homeless persons from the streets or emergency shelters to permanent housing. Appropriate on-site supportive services necessary to facilitate that movement must be included to be considered transitional housing. Persons in residence must, at a minimum, receive services designed to support future self-sufficiency and housing search/acquisition. In addition, some transitional housing facilities are specific-population based (e.g. substance abusers, veterans, families), and in such cases should also provide for the special needs of their resident populations (e.g. substance abuse services, veterans support groups, family education). Transitional housing is time-limited for up to 24 months. Transitional housing may be provided in one structure or in multiple scattered sites. Cincinnati and Hamilton County do not consider facilities that provide general detox or half-way houses for substance abuse, juvenile detention facilities, or half-way houses for parolees as homeless transi-

<sup>5</sup> Future Point-in-Time counts will be conducted in accordance with the Continuum of Care requirements, as promulgated by HUD. The first one of those is scheduled for the last week of January, 2005.

<sup>6</sup> As of July, 2004 the following emergency shelters were recording information in HMIS: Bethany House Services, JFS-Children's Services Armada, Drop Inn Center Emergency Shelter (men's and women's dorm), Interfaith Hospitality Network, Mercy Franciscan at St. John's Temporary Housing Program and Anna Louise Inn Program, Salvation Army, and the YWCA Battered Women's Shelter.



tional housing facilities. These facilities do not appear in the CoC inventory nor are their residents counted in regular homeless counts. To receive ESG assistance, any Transitional Housing facility must also meet the *Minimum Shelter Standards* and are annually inspected for compliance.

***Permanent Supported Housing*** - For the purposes of the CoC and Consolidated Planning, Permanent Supported Housing is defined as service-enriched housing where the population of the dwellings must be certified as homeless prior to residing in the units, and where such housing is required by the homeless individual to maintain permanent residency. All Permanent Supported Housing has some level of service designed to support the homeless individual/family's ability to live independently and gain the appropriate self-sufficiency supports necessary to maintain independent living. Permanent Supported Housing is not time limited. Permanent Supported Housing may be in one building or in multiple scattered sites. It may also be limited to a portion of the complex or development project. For persons using SHP funding for permanent supported housing, access is also limited to persons with disabilities as defined by HUD and articulated by the provider within the SHP grant application. Thus some Permanent Supported Housing is limited to persons with specific disabilities as in the case of Shelter Plus Care and other SHP programs.

The Housing Activity Chart is identical to the one completed for the 2004 CoC application to HUD and is an accurate inventory of all homeless facilities, per the above definitions, as of July, 2004 and can be found as Attachment 1A of this Plan.

In addition to the emergency housing, four significant prevention areas are required to successfully help low income families avoid first time homelessness or recidivism into homelessness. They include:

- 1) Provide affordable housing for the city's very low-income population and, where possible, augment that housing with supportive services for the special needs populations of the community. This blend of housing and services will be the most effective for homeless prevention. The renovation of housing for very low-income and the support of service-enriched housing for special needs have received priority status.
- 2) Provide support for efforts that enable persons to maximize individual and family economic self-sufficiency. These programs include: job training, placement, and retention support; family supports; case management for persons with special needs; and basic community building activities.
- 3) Continue emphasis on transitional and service-enriched permanent housing development within the Continuum of Care in an effort to blend housing and service opportunities for persons who are currently homeless and provide them with maximum tools to avoid homelessness in the future.
- 4) Coordinate the Continuum of Care programs and efforts with the prevention programs funded throughout the city from other funds, including: programs at the area's Emergency Assistance Centers, the multiple prevention programs funded through FEMA including emergency rent/mortgage assistance and utility assistance, the HIV Prevention Programs funded through HHS support, and the programs of the Mental Health and Substance Abuse Boards that support special populations.

Additional fundamental components of the CoC system are as follows:

### ***Prevention***

Services in place: Homeless Prevention Programs are coordinated by the local FEMA Board and include emergency rent/mortgage/utility assistance etc. Emergency Assistance Centers (e.g. FreeStore/FoodBank, Mercy Franciscan at St. John's, and multiple neighborhood-based pantries and centers) are often the site of first line prevention as staff work with at-risk families to prevent eviction and homelessness. St. John's has administered two prevention programs targeted to prevent homelessness or homeless recurrence through an Ohio Department of Development grant and local ESG funds. FreeStore programs such as Direct Rent, which manages welfare checks for families, and the Payee Program, which provides payeeship for SSI/SSA checks, ensures rent payment. These are critical homeless prevention activities.

All homeless prevention programs are directly accessible to homeless individuals through walk-in visits, telephone contact, and/or agency referral. The availability of prevention programs is widely known on the street. The ESG Rapid Exit program utilizes the HMIS system as a way to coordinate access to this resource and share current information with providers.

### ***Outreach***

CoC Outreach efforts are coordinated through the Homeless Outreach Group (HOG). Street outreach workers are expected to work in areas the homeless live outside of shelter (i.e. streets, parks, riverbanks, bridges, etc.) and make connections with them for on-going access. On a regular basis (generally monthly), all the outreach workers in the CoC meet to ensure: all areas of the community are covered and to plot out homeless camps and street dwelling on a CAGIS system to ensure access; service delivery is coordinated, duplication avoided, and seek specialized expertise for specific street homeless cases and provide for multi-disciplinary treatment team interventions; needs/disciplines; and conduct a quarterly street survey to determine on-going needs and impact of efforts.

Outreach efforts are provided by specific street outreach workers with expertise in special needs areas. Outreach workers may work individually with a street homeless person or may team up to provide expertise to the homeless individual on a variety of levels.

Outreach is provided by street outreach workers to connect the following special populations with services and housing:

- Veterans through the Landing Zone Lounge at Joseph/Moses House and the VA Homeless Outreach Team
- Seriously mentally ill through street outreach/canvassing programs of the CRI/PATH Program, which has a team of five workers daily on the streets, and Tender Mercies, with one additional outreach worker.
- Substance abuse and panhandlers through Downtown Cincinnati's Street Outreach Program
- Individuals with HIV/AIDS with street and shelter level case management provided by AIDS Volunteers of Cincinnati (AVOC) and homeless programs coordinated with Prevention Activities, Ryan White, and HOPWA
- Domestic Violence, with a 24-hour hotline provided by YWCA
- Youth by a street outreach/canvassing program developed through the Health Research Center
- Persons with Physical, Cognitive, or Sensory Disabilities through outreach to persons on the streets in programs and shelters by the Center for Independent Living Options (CILO)

The majority of the outreach effort has been focused over the past year on street work. Moving outreach workers from engagement during a sheltered stay to direct work with the individual(s) on the streets has been an accomplished goal. Multiple soup kitchens, emergency assistance centers, and health care centers for the homeless also provide key points of outreach and access into the system. Additionally the Health Resource Center opened Anthony House as a “hang out” spot for street youth to congregate, do laundry, access the phone and internet, and see the outreach worker or nurse to obtain medical services.

Additionally The Lighthouse Youth Service Center has just been awarded a new outreach grant to supplement the work currently underway with Street Youth. It is expected that this new outreach worker will join the HOG and increase access and services to street youth.

### **Supportive Services**

**Case Management** - Case Management is provided to all residents of emergency shelter, transitional housing, and service-enriched permanent housing through the program services components of each of the facilities. All emergency shelters, transitional housing providers, and service-enriched housing providers identified in the Housing Inventory list have case management components to their program. It is site-based service that at a minimum focuses on crisis intervention, self-sufficiency planning, housing search/stability, life skills planning, and information/referral. For special populations, case management also has a focus on the individual's special needs, for example substance abuse (through licensed ADAS agencies) mental health (through the Mental Health Board's certified case management system). HIV (through the HIV Case Management Network operated through AVOC), domestic violence (through the YWCA and their team of domestic violence experts) all of these have programs and access for the homeless and will blend with the homeless case plan to integrate for success. Specific case management integration for homeless families is provided by the Family Shelter Partnership Program, which integrates homeless plans, income maintenance plans, and children's services plans with families. Specialized case management is provided for persons with physical, cognitive, and sensory disabilities in two special grants of the CoC to CILO. In this way, we have assured that all persons are able to access and receive services regardless of their disabilities. Two specialized case management programs - one for families within the Family Shelter system and one for individuals within the Single's Shelters - have developed teams of trained case managers who excel at homeless assessment and development of case plans that include income and housing.

**Life Skills Training** - Since 1996, at the beginning of the CoC planning, Life Skills training was viewed as a primary function of case management and was to be integrated into the housing system as part of the Case Management program of each agency. Depending on the specific population it serves, each agency designs appropriate life skills training programs either as part of its individual case management program or in group activity sessions such as parenting classes, budgeting classes, and homeless integration classes.

**Alcohol and Drug Abuse Treatment** – Substance abuse treatment is provided for the homeless first through regular community intervention, detoxification, and treatment specialists, and also through programs supported by the ADAS Board. A new front-door assessment and placement program called Recovery Health Access Center has been implemented over the past year that supports the individual's ability to be placed in an appropriate level of services. In cases of indigent care and homelessness, Center for Chemical Addiction Treatment (CCAT) provides detoxification, in-patient and outpatient treatment, and services for this targeted population. Access to this specialized program is through outreach or case management programs of the CoC. The CoC at First Step Home supports a specialized transitional housing facility that includes SA treatment for women and their children. The Shelter Plus Care program's

inventory of beds for substance abusers is about 1/3 of the total SPC beds in the community and matches it with an equal amount of treatment services for substance abusers. With the creation of the Homeless Housing Residential Treatment program (Priority Project #7 of this application), the treatment services will now encompass housing and self-sufficiency case management and a streamlined assessment and placement system will be created.

Mental Health Treatment – The Hamilton County Community Mental Health Board is the primary coordinator and funder of mental health treatment services. All county funded mental health services are accessed through the Mental Health Access Point (MHAP), where case management and other service provisions are arranged for and linkages made for the client. These services have an increased accessibility to the homeless through a coordinated effort of the PATH Outreach Program. Services include on-going case management, psychological treatment/services, med-somatic services, housing stabilization support, and payeeship. Transitional and permanent housing, combined with mental health treatment, are provided through Tender Mercies for the CoC. The Shelter Plus Care program allocates services and approximately 1/3 of its beds for persons with mental illnesses.

HIV/AIDS Treatment and Services – HIV Case management is provided through the HIV Case Management Network. Treatment and services are coordinated through this network and homeless persons have access to them directly or through the Homeless HIV/AIDS Outreach/Case Manager. All HIV/AIDS services in the community are coordinated through the Greater Cincinnati AIDS Consortium (GCAC), and all funding sources for supportive services and housing are integrated through GCAC, including: HOPWA, Ryan White, and Prevention. Additionally, the CoC has provided two case management positions for persons with HIV/AIDS through AIDS Volunteers of Cincinnati – one is an outreach/case manager and the other is a specialized case manager for persons with the combined issues of substance abuse and HIV. The CoC also funds transitional living at Caracole's Recovery community for homeless persons with HIV who are also diagnosed with substance abuse issues. The Shelter Plus Care program allocates approximately 1/3 of the S+C beds and matches it with an equal amount of services for persons with HIV/AIDS.

Education – Adult education is provided by using a variety of community services. These services range from literacy training and GED classes to grant programs at our Technical College, which Goodwill has leveraged. Education for youth is coordinated through Cincinnati Public School's Project Connect – the homeless children's program supported by the McKinney Homeless Children and Youth Act - that assist children in accessing a free and appropriate public education. Project Connect, at local shelter and transitional housing sites, also provides additional youth education in after-school programming, homework help, and summer enrichment.

Child Care - The Salvation Army has developed a homeless childcare program to serve the children in emergency shelters and transitional housing facilities at five childcare sites. These sites integrate homeless children with others in the community and provide age-appropriate developmental activities to the preschoolers and after-school care. This program is dedicated to assisting with childcare while parents work on self-sufficiency planning and housing search. The Salvation Army then assists the families in securing vouchers for on-going care through JFS childcare vouchers and assists in future placements as families secure housing.

Employment Assistance – Employment programs have been developed through the CoC to address specific employment assistance for the homeless. These programs include: an intensive Homeless Reintegration program that provides job support, training, placement, and coaching through Goodwill Services and primarily serves single individuals; a program targeted to victims of domestic violence called the Women’s Work Program is housed directly on-site at the domestic violence shelter. Goodwill also administers a Veterans Administration Training Program that targets homeless veterans for training. Additionally, the Family Shelter Partnership Program is in its third year of working cooperatively with Hamilton County Job and Family Services. This program provides one integrated case plan for families receiving TANF, and develops a Personal Responsibility Agreement that leverages community training and job support programs into specific plans for homeless families – thereby planning for them to transition from welfare to work.

Transportation - A specialized homeless transportation program was designed through the CoC and provides transportation for homeless families. The system moves the children to childcare and parents to work sites, housing search and/or appointments for self-sufficiency activities. In addition to this specialized program, all CoC programs provide bus tokens or transportation by staff for homeless persons to access programs, activities, and housing search. Much of the bus token funding is raised privately by the agencies providing the tokens.

Medical/Dental Care - Cincinnati has long been funded with a Health Care for the Homeless grant that provides direct medical care for homeless persons from the streets and throughout the housing continuum. This grant, administered by the Cincinnati Health Network, provides for a homeless medical van that moves from site to site providing primary medical services. Additionally, the CoC through SHP has supported a homeless dental clinic through the Greater Cincinnati Oral Health Council that provides dental care for homeless persons.

Services are accessed through the Continuum of Care outreach, shelter, transitional, and permanent housing systems. Residents of facilities have first placement opportunity into the services of the Continuum. The CoC has a long-standing homeless certification system that enables homeless persons to carry documentation of their homelessness provided by an outreach worker or shelter and access specialized services throughout the Continuum. The new HMIS system has built in a “homeless certification system” allowing homeless persons to access services at various CoC providers directly, with or without a referral, thus increasing the accessibility of service programs to the homeless themselves and reducing the waiting time and paper work shuffle.



## **Homeless Strategy**

The Homeless Strategy was developed through a Working Group process and an inclusive, system. The Homeless Clearinghouse formed a special Consolidated Plan Working Group comprised of 12 persons representing each of the CoC Working Groups, the City, the County, the Coalition and PCL. The working group, facilitated by an independent organizational consultant, Evan Gay, Ph.D., worked through development of the goals, objectives and measures for the Homeless Strategy. A large-group was convened where 30 persons representing 20 different organizations validated and established methods of measurement for each objective.

**Vision Statement:** The City of Cincinnati/Hamilton County Continuum of Care will continue to develop and implement a single, coordinated, inclusive homeless assistance system, which supports all homeless persons<sup>1</sup> in their movement from homelessness to economic stability and affordable permanent housing within a supportive community.

**Overall Development Goal:** Develop and support inclusive, comprehensive efforts to provide appropriate housing and supportive services to end homelessness.

**Funding Sources:** The U.S. Department of Housing and Urban Development provides the Emergency Shelter Grant (ESG); Continuum of Care (CoC) grant sources, such as the Supportive Housing Program (SHP), Shelter Plus Care (SPC), and Section 8-SRO Moderate Rehabilitation for the Homeless; HOME; and Community Development Block Grant (CDBG). Funding is also provided by other state, local and private resources.

Homeless Goals were established to address four focus areas the community believed were required to complete a full and comprehensive homeless strategy. The four areas include: accurate identification of the need or scope of the problem, supporting and ensuring quality within the housing and service provision system, establishing housing and services in sufficient quantity to address the needs, and ensuring accessibility an/or a paradigm shift in systems to address the needs of homeless persons. Specifically the goals were articulated as follows:

**Goal 1: *Need***— Ensure that information regarding the numbers, scope, and needs of homeless persons are up to date.

**Goal 2: *Quantity***— Ensure a sufficient quantity of suitable housing is available to meet the needs of the homeless population in Cincinnati/Hamilton County.

**Goal 3: *Quality***— Ensure high quality housing and services are available to meet the needs of homeless persons within the Jurisdiction.

**Goal 4: *Access/Paradigm Shift*** - Ensure homeless persons efficiently and effectively obtain any and all mainstream resources and community systems or services that they are eligible for.



## **Homeless Goals and Objectives**

There are four primary goals related to Homelessness and 27 corresponding objectives:

**Homeless Goal 1: *Need*— Ensure that information regarding the numbers, scope, and needs of homeless persons are up to date.**

### *A. Specific to Chronic Homeless*

**Objective 1.A.1:** Establish a baseline to measure change in the number of chronically homeless persons over time.

**Objective 1.A.2:** Determine the number of permanent service-enriched permanent housing units that are required to meet the needs of the CH.

### *B. All Homeless Individuals and Families*

**Objective 1.B.1:** Complete implementation of the HMIS<sup>9</sup> system to provide the basis for timely, accurate documentation of homelessness across the CoC that can be used publicly for educational and research purposes and within organizations to measure unmet needs and program success.

**Objective 1.B.2:** Conduct a regular audit of the validity of the data in the HMIS system.

**Objective 1.B.3:** Determine the number of service-enriched permanent housing units that are required to meet the needs of homeless persons other than the chronically homeless.

**Objective 1.B.4:** Continue the engagement of homeless persons in determination of unmet needs.

**Quality Objective 1.B.5:** Initiate a process to track and document the causes/issues for recidivism.

**Homeless Goal 2: *Quantity*— Ensure a sufficient quantity of suitable housing is available to meet the needs of the homeless population in Cincinnati/Hamilton County.**

### *A. Specific to Chronic Homeless*

**Objective 2.A.1:** Create specialized “niche housing” that attracts previously underserved chronically homeless persons. (Examples of this type of housing could include a damp-house, safe haven, etc. in congregate or apartment style design.)

**Objective 2.A.2:** Create new service-enriched permanent housing units or tenant based rental assistance to meet the needs of the chronically homeless

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<sup>9</sup> HMIS = Homeless Management Information System, a data tracking program funded through the Continuum of Care which tracks basic demographic data on homeless persons and supports aggregate unduplicated count data. Software used by Cincinnati/Hamilton County’s HMIS is VESTA, managed by Caracole, Inc.’s HMIS Project Management Team.



*B. All Homeless Individuals and Families*

**Objective 2.B.1:** Maintain the existing capacity level within the emergency shelter system.

**Objective 2.B.2:** Maintain the existing level of transitional and permanent housing units within the CoC.

**Objective 2.B.3:** Increase the availability of affordable, permanent housing for homeless individuals/families.

**Objective 2.B.4:** Increase the availability of service-enriched transitional/permanent housing options for individuals/families without serious disabilities.<sup>10</sup>

**Objective 2.B.5:** Continue the provision of permanent housing for homeless persons in appropriate, diversified locations, according to individual need.

**Objective 2.B.6:** Assess the need for additional respite shelter beds for persons in families with children.

**Homeless Goal 3: *Quality* – Ensure high quality housing and services are available to meet the needs of homeless persons within the Jurisdiction.**

*A. Specific to Chronic Homeless*

**Objective 3.A.1:** Continue to increase the quality and quantity of case management services.

**Objective 3.A.2:** Create new methods to ensure substance abuse and mental health treatment is sufficiently available to address the needs of the CH.

*B. All Homeless Individuals and Families*

**Objective 3.B.1:** Maintain the requirement that all emergency shelters and transitional housing facilities meet Cincinnati's *Minimum Standards for Shelter* prior to approval for funding.

**Objective 3.B.2:** Continue Front Line Worker Training (FLWT), updating curriculum at least annually based on needs data and expanding offerings to provide training for aides/advocates/house manager level workers.

**Objective 3.B.3:** Support agency use of HMIS data in determination of program effectiveness and for staff evaluations.

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<sup>10</sup> Preference is for scattered site housing. Site-based housing may be considered if a long-term operating strategy is available.

**Objective 3.B.5:** Continue to use the annual “inclusive” CoC process for allocating funding to new and renewing housing and service programs for the homeless.<sup>11</sup>

**Homeless Goal 4: Access/Paradigm Shift - Ensure homeless persons efficiently and effectively obtain any and all mainstream resources and community systems or services that they are eligible for.**

*A. Specific to Chronic Homeless*

**Objective 4.A.1:** Focus on identification and implementation of systems to improve access to housing/ services needed by the CH population

*B. All Homeless Individuals and Families*

**Objective 4.B.1:** Focus on identification and implementation of systems to improve access to housing/ services needed by the homeless population exclusive of the CH.

**Objective 4.B.2:** Develop a system to improve access into transitional housing.

**Objective 4.B.3:** Develop a system to improve access into Shelter Plus Care.

**Objective 4.B.4:** Implement the Homeless Housing Residential Treatment Program (new ADAS/CoC Substance Abuse Program).

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<sup>11</sup> Funding allocations using this process should include: Emergency Shelter Grant, Section 8 – SRO, Shelter Plus Care, and the Supportive Housing Program, and at a minimum.

Each goal has specific identified objectives including specific activities or performance measure requirements. Further each goal has two objective sections: 1) objectives to meet the goal for all homeless persons<sup>7</sup> inclusive, but not limited those who are chronically homeless<sup>8</sup>, and 2) objectives to meet the goal for chronically homeless individuals (CH).

### Chronic Homelessness Strategy/Goals

On March 18, 2003, all persons residing in the shelters for single individuals (i.e. The Drop Inn Center, City Gospel Mission, Hamilton County's Mount Airy Shelter, and St. Francis/St. Joseph Catholic Worker House) were asked to participate in "ending chronic homelessness" by providing some basic information to surveyors. Each individual was asked the following questions: 1) A unique identifier so that no duplication in counting occurred. 2) Have you been homeless for longer than a year? 3) Have you been homeless four times in the past three years? 4) Do you have a problem with substance abuse? 5) Do you have a mental health problem? 6) Are you a veteran? 7) How old are you? The findings are summarized below:

Findings:

Shelter Site	Sheltered	Identifying as Chronically Homeless (CH)	Identifying as CH Substance Abuser	Identifying as CH having a MH problem	Identifying both as CH SA and MH issues	Identifying as a CH Veteran	Average Age of CH
City Gospel	37	22	7	4	4	2	42
Drop Inn	215	123	74	40	25	29	45
Mt. Airy	58	18	14	11	8	6	41
Catholic Worker	15	11	6	2	0	1	38
<b>TOTAL</b>	<b>325</b>	<b>174</b>	<b>101</b>	<b>57</b>	<b>37</b>	<b>38</b>	<b>41.5</b>
<b>Percentage</b>		<b>54%</b>	<b>58% of CH</b>	<b>33% of CH</b>	<b>21% of CH</b>	<b>22% of CH</b>	

Important to note was that March 18 was one of the first balmy nights of spring, and many of the persons who are in the men's (single) shelters on a given night chose to stay outside, thus presenting a count that was lower than the 416 sheltered count of gaps analysis. However, though the total number of homeless persons was less than average, the proportionate number of persons self-identifying as substance abusers was higher than the gaps analysis while the number of persons with mental illness, dual-disabilities, and veterans status was as expected.

The street count on May 21, 2003, found 196 individuals homeless and unsheltered, many having developed sophisticated "camps", thus leading one to believe that they would also meet the definition of chronic homelessness. Unique identifiers were not obtained on each of these individuals, thus prohibiting a duplication of those individuals from the chronic homeless shelter count. However, based on the shelter utilization data of the March 18 count, it is reasonable to assume that most of these individuals would have been homeless and unsheltered on that night.

<sup>7</sup> A homeless person is (1) an individual who lacks a fixed, regular, and adequate nighttime residence; and (2) an individual who has a primary nighttime residence that is— (A) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); (B) an institution that provides a temporary residence for individuals intended to be institutionalized; or (C) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. [42USC11302]

<sup>8</sup> A chronically homeless person is an unaccompanied individual who has been homeless for longer than a year or has had more than four episodes of homelessness within three years and has a disabling condition.

The CoC believes the survey-established benchmarks on chronically homeless as 54% of homeless individuals on any given night. The average age of the chronically homeless is 42 years old. Further benchmarks are now established as 58% of the chronically homeless have substance abuse issues; 33% have mental health (MH) problems; and 21% may be dual diagnosed with SA/MH. HMIS has now begun tracking of chronic homelessness and the preliminary data from the system correlates with the above point-in-time findings.

In 2001 the jurisdiction established its strategy for eliminating chronic homelessness and established preliminary action steps. Those original action steps have been changed within this documents and are now listed as goals, objectives and strategies as contained in Table 3. However, the basic strategy has not changed and is as follows:

The Cincinnati/Hamilton County Continuum of Care is striving to end chronic homelessness. Articulation of the problem is the lack of housing combined with other access to critical services for chronic conditions and income. Coc providers have also learned that housing without meaningful and appropriate supportive services designed to stabilize, manage the crisis, and provide on-going housing and disability supports will not create a solution. The call by HUD, to formalize and mobilize these ideas into accomplishments by creating measurable goals and action steps, has facilitated the Continuum work within the system through process development and results oriented production.

In supply side economics, we know that by increasing the demand we affect the need to increase the supply, thus producing change. Using this basic demand/supply theory, the CoC is beginning the work to increase the chronically homeless and their primary street and/or shelter case manager's demands to effectively increase the supply of affordable housing and appropriate supportive services targeted to address the needs of the chronically homeless within the community.

By definition, a paradigm shift is a "change of patterns on a massive scale that causes a dramatically new way of doing business. It is a way of changing the thinking from one way to another." The demand/supply system of the CoC must be a paradigm shift throughout the system to be effective. Homeless persons must understand their personal issues and rights and be empowered enough to believe they can overcome homelessness. Front line street staff (outreach workers and emergency shelter providers) must understand that it is their job to assist the homeless people in their movement through the system by providing quality services, meaningful referrals, and supportive permanent housing. Then the system itself, including housing and service providers, community partners, and governments must recognize and respond to the changing patterns.

The creation of this new CoC demand/supply system and paradigm shift will began by creating system wide responses to three broad goals: 1) improve the quality of case management and referral services to more appropriately respond to the demands of the homeless; 2) improve the access systems for chronically homeless persons to acquire housing and supportive services; and 3) generate a paradigm shift in the community service network to enable system workers to think innovatively to better utilize existing resources, staff, and housing to create meaningful change.

A significant example of the success of this approach was seen as street homeless folks demanded access to housing and services this year and the CoC was able to respond. System doors opened to street homeless (CH) based on the increased demand by street homeless themselves and pressures placed through the media. An improved street outreach system was established (HOG) to respond to the needs and

create new or better methods of engagement and access for street homeless. The Cincinnati Police and the HOG formed a partnership for better understanding and service provision to street homeless.

Specific goals and action plans have been identified. Logic models chart progress. The action plans are revised as evaluation indicates necessary. A specific housing/service program was designed, though not funded by the Interagency Council; it remains the blueprint for action by the community. Key features of the program include:

- The *integration* of the existing housing and service resources of the CoC and other mainstream service networks into a new service delivery system for chronically homeless individuals.
- The *utilization of existing resources* that *fill in the gaps* in the system for the target population's needs with support from the U.S. Department of Housing and Urban Development, Health and Human Services (SAMHSA and HRSA) and the Veterans Administration.
- The creation of a *new paradigm for integrated service delivery* featuring "*best practice methods*" and requirements for program design that incorporate low case loads, case planners who will stay with the individual from assessment to placement, and stabilization in permanent housing.
- All programs involved will collaborate at multiple levels in this unique partnership to integrate "system change" and "improved systems access."

### **Discharge Coordination Policy**

In 2003-2004, the Discharge Planning Policy Narrative showed a goal for the CoC to begin a process to assess local and state systems to ensure that the Cincinnati/Hamilton County area has appropriate discharge policies for all persons leaving publicly-funded institutions or systems. The focus was to be on mental health and criminal justice.

In the fall of 2003 the Facilitator of the CoC was named to the Ohio Policy Academy. She traveled with state officials to Miami for the Policy Academy on Chronic Homelessness. The Ohio Policy Academy (now known as the Governor's Ohio Homeless and Housing Council) created a plan to deal specifically with these issues. The Cincinnati/Hamilton County CoC is an active participant in the Council and is working to implement the tasks assigned to the CoC Facilitator. Cincinnati will serve as a demonstration location for a number of initiatives and programs of the Council. The elements of the Ohio Plan on Chronic Homelessness that deal with discharge, and have been approved and are in process, are as follows:

**Strategy 4.1** Post discharge planning will occur for all persons leaving institutions (i.e. prisons, jails, mental health hospitals, emergency rooms, AOD's)

Number	Action	Expected Outcome	Benchmark	Completion Estimate
4.1.1	Build into state and local contracts the requirement for discharge planning before release.	Discharge plan for all individuals released from institutions – “no discharge to homelessness”	Written procedures/ protocols for release	June, 2005
4.1.2	Develop MOA's between institutions and community-based systems	Research and develop a draft MOA that can be used by the institutions and community-based agencies.	Draft document for testing	August, 2005
4.1.3	Utilize the employment readiness and discharge planning requirement of Ohio Dept. of Rehabilitation and Corrections <i>Ohio Plan for Productive Offender Reentry and Recidivism Reduction</i>	Model/guide for other institutions/agencies in release preparation	Circulation of the Ohio Plan – a proposed framework	December, 2004
4.1.4	Educate hospitals' social work staff on best practices in immediate access to permanent housing	Reduce/eliminate inappropriate discharge	Willingness expressed	May, 2004
4.1.5	Explore regulatory and statutory remedies that require appropriate discharge planning beginning at intake	Legal, functioning mechanism in place to hold agencies accountable for discharge.	Document draft	Feb, 2005

Additionally, at the local level:

- A Discharge Planning Working Group will be formed from the CoC with an assigned group of person's representative of the city, county and providers to research and identify issues and policies, which need corrective action that the City and/or County can regulate.
- Specific research/identification of the issues around foster care will be considered. Plans and action steps at either the local or state level will be developed depending on the findings of the research.
- With the opening of the Cincinnati Center for Respite Care in 2004 all hospitals and emergency rooms can discharge a homeless person who requires continued medical support to the Respite Center. This Center, funded by the hospitals and a Robert Wood Johnson Foundation grant provides both medical services and case management planning for self-sufficiency and housing and is considered a direct response to inappropriate hospital discharges.

HUD Table 1A: Homeless and Special Needs Populations Continuum of Care: Housing Gaps Analysis Chart				
		Current Inventory in 2004	Under Development in 2004	Unmet Need/Gap
Individuals				
<b>Beds</b>	Emergency Shelter	431	0	0
	Transitional Housing	202	0	15
	Permanent Supportive Housing	650	0	342
	Total	1,283	0	357
Persons in Families with Children				
<b>Beds</b>	Emergency Shelter	287	0	0
	Transitional Housing	238	20	5
	Permanent Supportive Housing	734	0	140
	Total	1,259	20	145

HUD Table 1A: Homeless and Special Needs Populations Continuum of Care: Homeless Population and Subpopulations Chart				
<i>Part 1: Homeless Population</i>	<i>Sheltered</i>		<i>Unsheltered</i>	<i>Total</i>
	<i>Emergency</i>	<i>Transitional</i>		
<b>Example:</b>	<b>75 (A)</b>	<b>125 (A)</b>	<b>105 (N)</b>	<b>305</b>
1. Homeless Individuals	379 (A)	230 (A)	196 (N & A)	805
2. Homeless Families with Children	81 (A)	41 (A)	28 (N)	150
2a. Persons in Homeless Families with Children	287 (A)	122 (A)	69 (N)	478
<b>Total (lines 1 + 2a)</b>	<b>666 (A)</b>	<b>352 (A)</b>	<b>265 (N)</b>	<b>1,283</b>
<i>Part 2: Homeless Subpopulations</i>	<i>Sheltered</i>		<i>Unsheltered</i>	<i>Total</i>
1. Chronically Homeless	204 (S)		156 (E)	360
2. Seriously Mentally Ill	151 (S)			
3. Chronic Substance Abuse	262 (S)			
4. Veterans	87 (S)			
5. Persons with HIV/AIDS	41 (E)			
6. Victims of Domestic Violence	169 (S)			
7. Youth	20 (A)			

*For Optional Continuum of Care Homeless Housing Activity Charts see the Appendix.*



## Needs And Strategies

### Special Populations

***Vision Statement:*** *The City will collaborate with a wide variety of public and private organizations in planning and providing housing and service resources to persons with special needs in order that they may live independently.*

### The Needs

HUD recognizes the following special populations. The City of Cincinnati has chosen not to identify priority needs among this set of persons with special needs.

#### The Frail Elderly

In 2000, there were 40,654 persons in Cincinnati (13.2 percent) age 65 or older. Eight percent of these older persons were living in group quarters, 89 percent of which were living in institutions. Of the total number of disabilities tallied in the City of Cincinnati, 29 percent were reported by persons over the age of 65. There were 28,920 householders age 65 or over. More than half (56%) were owners, meaning that elderly residents of Cincinnati are more likely to be homeowners than renters. In 2000, there were 5,596 persons, or approximately 14 percent of the population, over the age of 65 living at or below poverty level. Those over age 65 make up only 8 percent of those living in poverty.

The frail elderly require counseling services to help them make decisions about whether to live independently and how to arrange their finances to help them do so. There has been an increase in predatory lending that makes this service more important than before. Home repairs and assistance in making units accessible can help the frail elderly maintain their independent living status.

#### Persons With Physical Impairments

Most of Cincinnati's housing stock is unsuited for persons with physical disabilities. Independent Living Options (ILO) estimates a need for a total of 29,000 accessible units. Based on 2000 Census, there were 121,824 disabilities reported in the City of Cincinnati. Of these, 10 percent are sensory disabilities, 24 percent are physical disabilities, 16 percent mental disabilities, 8 percent self-care disabilities, 20 percent go-outside-the-home disabilities, and 22 percent employment disabilities. The Cincinnati Metropolitan Housing Authority (CMHA) has a limited supply of handicapped accessible units, used for both elderly and non-elderly households.

Persons with impairments require help making their homes and apartments more accessible. They would also benefit from accessibility improvements in public and non-profit service facilities.

#### Persons with Mental Retardation And Developmental Disabilities

The Hamilton County Board of Mental Retardation and Developmental Disabilities (HCBMR/DD) has provided residential services since the late 1970's. Today there are approximately 1,000 individuals with disabilities receiving residential services and supports.



### **Persons with HIV/AIDS**

The City is the grantee for a 15 county Eligible Metropolitan Statistical Area (EMSA) that covers parts of three states. The number of deaths due to AIDS has fallen dramatically since 1995. It is estimated that there are as many as 5,000 people with HIV/AIDS in the region. While once a predominantly gay, white male disease, new cases of HIV infection have been more likely to occur among African Americans and Hispanics than among whites. Infection rates among women also continue to increase. Now, many persons with HIV/AIDS are likely to have other disabilities which complicate their situations. These include substance abuse problems and serious mental illness. Three local agencies play major roles in the provision of case management and housing services to persons with HIV/AIDS: AIDS Volunteers of Cincinnati (AVOC), Caracole, Inc. and the Northern Kentucky Independent District Health Department.

The focus of the City's HOPWA Advisory Committee remains on maintaining the existing case management services and the continued use of HOPWA funds to keep people in their homes. HIV/AIDS service providers continue to focus on the growing infection rate in the African American and Hispanic communities and to coordinate more effectively with the substance abuse treatment and mental health providers. The regional HIV/AIDS case management system has been automated to improve management of client information. There remains a need for better housing resources for men in Northern Kentucky. Planning support should be directed at this problem with the idea that programming will be supported in subsequent years if the planning effort is successful.

Support for the existing transitional housing program should be continued and efforts should be made to maintain or increase the number of Shelter Plus Care subsidies for persons with HIV/AIDS.

An additional need that has surfaced is for on going rent subsidies for non-homeless persons with HIV/AIDS. While Shelter Plus Care has been an extremely valuable resource for HIV/AIDS housing, it requires that the client be homeless when entering the program. Recent trends have shown that many clients who are not necessarily homeless have their housing endangered regularly due to budgetary short-falls each month. The City has proposed a pilot tenant-based rental assistance program with HOPWA funds that would allow income-eligible clients with existing housing to receive on-going rental support rather than emergency short-term assistance. Through this pilot it is hoped that greater overall stability can be maintained for these clients, rather than having them face eviction in order to qualify for housing support.

### **Persons with Substance Abuse Problems**

The Hamilton County Alcohol and Drug Addiction Services (ADAS) board is the major funding agency for persons with substance abuse problems. The ADAS board funds agencies with a combined capacity of 445 beds. While these beds do not meet the HUD definition of transitional housing for the homeless, they do represent transitional housing for people who require additional support after crisis treatment and preparing for independent, sober living.

## Special Populations Goals and Objectives: HIV/AIDS

There is one primary goal related to HIV/AIDS and four corresponding objectives.

**HIV/AIDS Goal 1:** The City will maintain the existing housing and service programs through the existing network of AIDS services providers and assist them in their continuing efforts to respond to the changing demographics of HIV/AIDS.

**Objective 1:** Provide operational support for 20 beds of congregate, transitional housing for persons with HIV/AIDS.

*Caracole will continue its direct housing services at both Caracole House, a licensed congregate residence for those who have been disabled or displaced by HIV/AIDS and at Caracole Recovery Community, a transitional housing facility for HIV/AIDS residents who are in substance abuse addiction recovery*

**Objective 2:** Provide direct services for persons with HIV/AIDS, including housing assistance, supportive services and linkages to medical support.

*Case management and services will be provided, with special attention given to clients who are dually diagnosed with an additional disability, such as substance abuse or mental illness. This process is facilitated through AVOC's Case Management Coordinator, who maintains collaborations within the Greater Cincinnati HIV/AIDS Case Management Network, a consortium of HIV/AIDS service providers located throughout the Eligible Metropolitan Statistical Area which includes various substance abuse and mental health agencies.*

*The Shelter Plus Care program will continue to provide subsidies for homeless individuals and families with HIV/AIDS and HOPWA funds will, in part, match the value of those subsidies with outreach services, case management, and supportive services for clients.*

**Objective 3:** Provide long-term tenant-based rental assistance for income-eligible persons with HIV/AIDS.

*Traditionally, housing assistance under HOPWA has been limited to meeting emergency short-term needs for clients. As persons with HIV/AIDS live longer and maintain their health more effectively, many are in need of smaller, ongoing amounts of rental assistance rather than larger, more sporadic assistance payments. This program will assess the longer-term need for this ongoing assistance within the Cincinnati EMSA.*

**Objective 4:** Provide short-term rent, mortgage or utility assistance to persons with HIV/AIDS.

*Funds will be available to individuals and families with HIV/AIDS throughout the Greater Cincinnati EMSA in an effort to assist them in remaining in independent living situations and maintaining their existing housing. In addition, this funding provides for assistance in locating and securing housing when persons with HIV/AIDS are homeless.*



## **The Strategy**

The City's strategy for providing housing and services to the groups of Special Populations varies widely from one to the other. The City is the HUD grantee for HOPWA funds, meaning that the City of Cincinnati has a special responsibility to plan for the needs of the population of persons with HIV/AIDS and to oversee the allocation process. It does this through a representative regional body known as the HOPWA Advisory Committee. In contrast, it is the county that is responsible for programs in the areas of mental illness, mental retardation and substance abuse.

Many of the needs of these special populations touch on issues of homelessness. All services for persons in these special populations that involve emergency shelters, transitional housing or permanent housing have already been addressed in the section on homelessness.

With respect to HIV/AIDS, the City will maintain the existing housing and service programs through the existing network of AIDS services providers and assist them in their continuing efforts to respond to the changing demographics of HIV/AIDS.

With respect to the frail elderly, the City will continue to support direct federal applications for elderly housing, support housing counseling programs that can assist elderly persons in maintaining independent living and protect them from predatory lenders. In addition, the City will continue to fund home repair services and accessibility improvements that can help the elderly live independently.

With respect to persons with disabilities, the City will fund home repair services and accessibility improvements to allow such persons to live independently in units. The City currently provides this service for homeowners, and will consider providing the service to persons in rental units as well, with landlord approval.

With respect to all special populations, the City of Cincinnati will look for opportunities to have a significant impact on the ability of service providers to provide programming. Each year the City will assist a small number of agencies with support for renovation to public facilities that results in structural enhancements or modifications. Agencies to be assisted can include those dedicated to serving special populations and those that serve a wider range of persons but whose facilities are not accessible.

The City will consider using some of its housing dollars in partnership with not-for-profit agencies serving special populations to create additional service-enriched housing units for non-homeless persons.

The City of Cincinnati will look for opportunities to coordinate its funding allocations with Hamilton County in those areas where the county is the grantee for state or federal dollars dedicated to serving persons with mental retardation, development disabilities, serious mental illness or substance abuse problems.

The City would benefit from additional housing units for persons in any of these special populations and will, therefore, support applications for funding from HUD's supportive housing programs for the elderly (Section 202) or persons with disabilities (Section 811).



## **CITIZEN PARTICIPATION PLAN AND PUBLIC NOTICES**



## **CITIZEN PARTICIPATION INDEX**

The following items summarize the Citizen Participation process for the 2005 Action Plan:

1. 2005 Citizen Participation Plan.
2. A letter from the Chair of the CDAB to the City Manager summarizing their activities with regard to this process.
3. Community Development Advisory Board (CDAB) schedule.
4. Minutes from the September 9th, 2004, CDAB Public Hearing.
5. Minutes from all CDAB meetings including the September 30, 2004 meeting at which the CDAB approved motions providing for a balanced budget.
6. City Administration response to the CDAB regarding questions and comments.
7. Letter of introduction and listing of 200 community stakeholders and stakeholder groups requested to give comment on the 2005-2009 Goals and Objectives and 2005-2006 Requested Consolidated Plan Budget and notified of the Public Hearing.
8. Compilation of community stakeholder comments received regarding 2005-2009 Goals and Objectives and 2005-2006 Requested Consolidated Plan Budget.
9. City Administration response to community stakeholders regarding their questions and comments.
10. Copy of newspaper notices and dates informing citizens of a Public Hearings on the Action Plan/ Consolidated Plan. Cincinnati Enquirer, published two dates; City Beat, published one date; Cincinnati City Bulletin, published two dates.
11. Listing of area media notified of the Public Hearing by email and fax.

All written public comments are addressed in this document.





## **CITIZEN PARTICIPATION PLAN**



## **2005 Citizen Participation Plan**

The Consolidated Plan is a combined planning and submission process for four federal Department of Housing and Urban Development (HUD) grant programs received by the City:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Programs
- Emergency Shelter Grant (ESG) Program
- Housing for Persons with AIDs (HOPWA)

The Consolidated Plan is a comprehensive planning approach to address the housing and development needs of the community with an emphasis on strategic planning, citizen participation and coordination among city agencies and community groups. HUD requires every grantee to submit a Consolidated Plan, which estimates community development needs for the ensuing five-year period and an Action Plan, stating annually the intended use of funds for the programs. Cincinnati will submit a complete Consolidated Plan to HUD in 2004 for 2005-2009. Annual Action Plans will be produced for the years 2005-2009, or until Cincinnati submits a new Five-Year Plan.

The 2005-2009 Consolidated Plan is based primarily on 2000 census data, estimates of current needs, projections, and local data sources. The 2005 Consolidated Plan updated the strategies for meeting needs over the next five-year period, and identified resources anticipated to be available for affordable housing needs, neighborhood revitalization needs, economic and job development needs, and needs for public services and facilities.

## **Citizen Participation Mechanisms**

As part of the development of the 2005 Consolidated Plan Action Plan, citizen review and comment on needs, priorities and strategies is sought, as well as participation in the resource allocation process for the annual action plan.

### The Homeless Strategy

The Homeless Section of the 2005-2009 Consolidated Plan will be developed for both the City of Cincinnati and Hamilton County, Ohio as part of the Continuum of Care for the Homeless (CoC) program of the combined jurisdictions. The CoC planning process is a coordinated, collaborative effort by the City of Cincinnati, Hamilton County, the Greater Cincinnati Coalition for the Homeless (GCCCH), and the CoC Working Groups and is facilitated by the The Partnership Center, Ltd. (PCL).

The leadership team, known as the Homeless Clearinghouse, includes staff and members of: the City of Cincinnati Department of Community Development and Planning, Hamilton County Community Development Department, GCCCH, an elected representative liaison from each of the Working Groups, and PCL. The Homeless Clearinghouse formed a special Consolidated Plan Working Group comprised of 12 persons representing each of the CoC Working Groups, the City, the County, the Coalition and PCL. The working group, facilitated by an independent organizational consultant, Evan Gay, Ph.D., worked through development of the goals, objectives and measures for the Homeless Strategy. A large-group was convened where 30 persons representing 20 different organizations validated and established methods of measurement for each objective.

### The Housing Strategy and Other Community Needs Strategy

These two sections will be developed using an analysis of community needs based on demographic data from the 2000 U.S. Census, neighborhoods plans, the Analysis of Impediments to Fair Housing study, the preliminary recommendations of the Housing Advisory Council, the Community Priority Request Process, Cincinnati Neighborhood Business Districts United (CNBDU), and other studies and processes available and deemed useful.

Also, for the first time, neighborhood plans will be used as a resource for the goals and objectives. These plans can provide excellent information about neighborhood needs and challenges, and can help guide future investment. Because each one of the 43 active plans is the result of months or even years of work on the part of the neighborhood's residents, property owners, business owners, service organizations, and other stakeholders, they are an accumulation of 15 years worth of citizen participation in its most active form. To use the Plans in this process is to show them, and the countless stakeholders who created them, appropriate respect.

Staff will consult a variety of local stakeholders and stakeholder groups who play a role in housing or economic development in the Cincinnati area. These stakeholders will be consulted early in the process, at the time of goal and objective development, so that their comments can be considered in completion of the Plan. A list of stakeholders and stakeholder group consulted is attached in Part 7 of this section.

### Public Hearing on Proposed 2005 Action Plan/ Consolidated Plan Budget

A public hearing on the proposed 2005 Consolidated Plan budget will be held before the Community Development Advisory Board to receive citizen input on proposed resource allocations for 2005. A notice of the public hearing will appear in a newspaper of general circulation and in the City Bulletin at least 15 days before the hearing. In addition, community organizations will be sent notices by mail.

The public hearing will be held in City Hall, which is an accessible facility. Other accommodations for sight or hearing-impaired persons and for non-English speaking persons will be made upon request. Minutes from this Public Hearing are attached in Part 4 of this section.

Public hearings will also be held by City Council before the 2005-2006 budget is officially approved.

### Publication for 30-day Comment Period

On or about September 15, 2004, the City will publish the Proposed 2005 Action Plan/Consolidated Plan budget for a 30-day comment period. The Proposed Consolidated Plan is made available for citizen review in the Department of Community Development and Planning (805 Central Avenue, Suite 700), in the Office of Budget and Evaluation (City Hall, 801 Plum Street, Cincinnati) and will be mailed out to community stakeholders. Paid advertisements will be run in a widely distributed newspaper and in specialized and neighborhood publications. Notice will be placed on the Citi Cable Bulletin Board, run in the City Bulletin and distributed by fax to all area radio and television media outlets. The 52 community councils and community groups will be mailed notices as well as organizations representing Appalachian and Hispanic issues. A summary of the Proposed 2005-2006 Action Plan/Consolidated Plan budget will be made available to all interested parties who request one by calling the Office of Budget and Evaluation, 352-3232, or by signing up at the public hearing.

In finalizing its 2005 Consolidated Plan budget, the City will consider comments received from citizens at the public hearing or in writing 30 days after the publication of the 2004 Action Plan/Consolidated Plan budget. The City will provide a summary of these views and a summary of the reasons such views or comments are or are not accepted.

Citizen participation is a major component of the Consolidated Planning process, and of the City's overall budget process. In addition to the above public hearing and public comment processes, the City encourages citizen participation in several ways.

#### Community Priority Requests - Neighborhoods

For neighborhood needs, the City asks its fifty-one community councils what their priorities are for the City Budget on a biennial basis. The City has teams of staff persons (Cincinnati Neighborhood Action Strategy-CNAS teams) to assist neighborhoods with this process. The City then considers these priorities in putting together its Operating, Capital and Consolidated Plan budgets.

#### Continuum of Care Process – Homeless Housing

Annually, the City of Cincinnati sponsors a professionally facilitated Continuum of Care process that includes the Hamilton County Community Development Department and the Greater Cincinnati Coalition for the Homeless. Participating are nonprofit providers of housing and services, state and local governments/agencies, private sector representatives, housing developers, foundations and other community organizations, as well as homeless or formerly homeless persons. The outcome of the process is an application for Continuum of Care Homeless Assistance funding in which the participants reached a consensus on the needs, gaps and relative priorities for grant funding.

#### Citizen Advisory Committees

In addition to neighborhood participation, the City's budget process has several citizen advisory groups that are involved in reviews of budget proposals for City funding.

*The Human Services Advisory Committee (HSAC):* HSAC advises the City on the allocation of funds for human services activities, both from the Community Development Block Grant and from a General Fund set-aside. In collaboration with the Cincinnati Coalition for the Homeless, it also advises on the allocation of resources for emergency shelter and transitional housing provided by Community Development Block Grant and Emergency Shelter Grant funds. The HSAC makes its recommendations to the City Manager and for Consolidated Plan program recommendations, to the Community Development Advisory Board (CDAB). Agencies with proposals for funding are asked to prepare applications in the spring of the year for review and recommendation by mid-summer.

*Housing Advisory Council (HAC):* Created in 2003 through an agreement between the City and Cincinnati Metropolitan Housing Authority (CMHA), the primary focus of the HAC was to recommend and develop programs to address the rental needs of low-income families in Hamilton County, including the City of Cincinnati. Secondarily, the HAC was charged with identification of methods and programs to increase market rate rental and homeownership opportunities in the City of Cincinnati.

*HOPWA Advisory Committee:* Since the City of Cincinnati became a HOPWA entitlement grantee in 1998, the City has utilized an ad hoc advisory committee comprised of representatives of the principal agencies serving persons with HIV/AIDS, and advocacy groups, within the twelve-county eligible metropolitan statistical area (EMSA). The HOPWA Advisory Committee makes recommendations to the CDAB.

Fair Housing Committee: The Fair Housing Committee is currently being restructured to focus on predatory lending and other fair housing issues. It is comprised of members representing various community organizations, not for profit housing developers, realtors, bankers, city and county administrators, civil rights organizations, religious associations, and higher education professionals. The committee meets to discuss identified impediments to fair housing within Hamilton County, to review existing City, County, State and Federal housing policies and programs, and to make recommendations for new policies in pursuit of fair housing. An update to the City's Impediments to Fair Housing Study is anticipated during 2004.

Cincinnati Neighborhood Business Districts United (CNBDU): Proposals for funding for neighborhood business district (NBD) improvements are made through a special process of the neighborhood development division of the Department of Community Development and Planning (DCDP). Request-For-Proposal packages are mailed to community leaders in early March. Information may be obtained from DCDP by calling 352-6254. The deadline for submission is June 1. NBD proposals are reviewed by CNBDU, an association of NBD members. Their recommendations are made to DCDP, which in turn requests funding from CDBG or City Capital resources.

Community Development Advisory Board (CDAB): All proposed expenditures in each annual Consolidated Plan budget are reviewed by the Community Development Advisory Board, a volunteer citizen's group appointed by the Mayor and advisory to the City Manager. Its members include neighborhood representatives, lenders, developers, representatives of neighborhood business and other community organizations.

#### Consolidated Plan Amendments

A substantial amendment to the Consolidated Plan Budget requires the review of the Community Development Advisory Board, public notice in the City Bulletin and a newspaper of general circulation with a 30-day opportunity to comment, and a public hearing before the City Council. The City will consider all comments from citizens prior to the submission of the substantial amendment, and will explain reasons for accepting or not accepting such comments as part of its amendment process.

A substantial amendment is defined to include the following situations:

- Major budget adjustments (20% or more change of total budget in any grant fund) related to final resources;
- Reallocation of program dollars exceeding \$3,000,000, except for the annual sunset process;
- A proposed change in the allocation or selection criteria for generic programs such as loan programs or competitive development programs; and
- Proposed uses of HUD 108 Loan Authority or CDBG Float loans.

The CDAB will make recommendations on program changes from the 2005-2006 Approved Budget and will participate in an examination of the City's citizen participation process in the preparation of the next five-year Consolidated Plan.

A public hearing before the City Council will be held annually during the first quarter of the year to consider the amendment to the Consolidated Plan related to the allocation of final resources.

In addition, a public hearing will be held at any other time during the year concerning any substantial amendment to the Consolidated Plan. A notice of the public hearing will appear in a newspaper of

general circulation and in the City Bulletin at least 15 days before the hearing. In addition, community organizations will be sent notices by mail. The public hearing will be held in City Hall, which is an accessible facility. Other accommodations for sight or hearing-impaired persons and for non-English speaking persons will be made upon request.

### Performance Reviews

Citizens are encouraged to comment on the performance of city and nonprofit agencies in implementing Consolidated Plan programs and projects and in meeting program objectives.

While the Consolidated Plan documents the proposed use of funds, the Consolidated Annual Performance Evaluation Report (CAPER) identifies the progress and performance of projects, programs and services funded during the prior program year. The CAPER is available in early March annually. At the beginning of March, the Office of Budget and Evaluation will publish a notice in the City Bulletin and in a general publication newspaper that the performance reports are available and locations where they may be reviewed. Citizens may request copies by calling the Office of Budget and Evaluation 352-3232. Comments by citizens on the City's performance will be considered by the City and included in the submission of the Performance Report to HUD.

### Access to Records

Citizens may have reasonable and timely access to information and records relating to Cincinnati's Consolidated Plan and its use of funds for the preceding five years. Consolidated Plan program history, in the form of previous Comprehensive Housing Affordability Strategy (CHAS) reports, CDBG Consolidated Plans, and CDBG Grantee Performance Reports can be reviewed in the Office of Budget and Evaluation, Rm. 142, City Hall, between the hours of 8:00 a.m. and 5:00 p.m., or by calling 352-3232. The Consolidated Plan will be available in PDF format on the City's web site - [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov). Printed copies are available for review in Room 142 of City Hall and in the Public Library of Hamilton County.

### Technical Assistance

Community groups may receive assistance with proposals for potential Consolidated Plan program funding through the following resources. All requests that fall outside of the human services or neighborhood business district funding process should be submitted no later than May 15 annually in order to be considered in department funding requests.

#### *City Departments and Staff*

#### **Department of Community Development and Planning:**

Housing, Human Services, Economic Development, and Workforce Development questions:  
Acting Director, Oren J. Henry, 352-6146

Employment & Training Division  
Annette Armstrong, 352-4982

#### **Department of Finance, Budget and Evaluation Division**

Gerry Torres, 352-6272  
John Dietz, 352-1563

#### **Cincinnati Development Fund**

Pre-development grants for non-profits:  
Jeanne Golliher, 721-7211

### Complaints

Complaints from citizens concerning Consolidated Plan activities, amendments or performance should be directed to the Community Development Administrator in the Office of Budget and Evaluation, Room 142, City Hall. Citizen complaints submitted in writing will be answered within 15 working days where practicable.



## **Monitoring**

### Current Monitoring Procedures

Citizens are encouraged to comment on the performance of city and nonprofit agencies in implementing Consolidated Plan programs and projects and in meeting program objectives.

While the Consolidated Plan documents the proposed use of funds, the Consolidated Annual Performance Evaluation Report (CAPER) identifies the progress and performance of projects, programs and services funded during the prior program year. Annual reports for the HOME Program are also available. The CAPER is available in early April annually. In March, the Budget and Evaluation Division will publish a notice in the City Bulletin and in a general publication newspaper specifying when the performance reports will be available and locations where they may be reviewed.

Citizens may have reasonable and timely access to information and records relating to Cincinnati's Consolidated Plan and its use of funds for the preceding five years. Consolidated Plan program history, in the form of previous Comprehensive Housing Affordability Strategy (CHAS) reports, CDBG Consolidated Plans, and CAPERs can be reviewed in the Budget and Evaluation Division, Rm. 142, City Hall, between the hours of 8:00 a.m. and 5:00 p.m., or by calling 352-3232.

Complaints from citizens concerning Consolidated Plan activities, amendments or performance should be directed to the Community Development Administrator in the Budget and Evaluation Division, Room 142, City Hall. Citizen complaints submitted in writing will be answered within 15 working days where practicable.

### Administrative Monitoring

The Budget and Evaluation Division of the Finance Department administers the City's Consolidated Plan grants. Administration includes the following functions:

- Reviewing all proposals for funding at the budget phase for eligibility with grant program requirements.
- Reviewing grant budgets in their entirety for compliance with program caps (CDBG) and program set-asides (HOME CHDO requirements).
- Reviewing all activities at the implementation phase for compliance with grant requirements (with Law Department).
- Monitoring activities to ensure commitment of funds in a timely manner, in particular the Emergency Shelter Grants and CHDO commitments for HOME funds.
- Monitoring ongoing expenditures during the course of the program year to ensure program caps are not exceeded and that the CDBG program as a whole is in compliance with national benefit standards.
- Monitoring achievement of plan goals and objectives through periodic and annual reports and through the budget review process with citizen advisory board.

### Subrecipient Monitoring

- The City has formal subrecipient monitoring procedures that involve the following elements:
- An audit requirement based on a risk assessment (for subrecipients of less than \$300,000 in federal funds).
- City staff is assigned to monitor subrecipient contracts.
- Written monthly activity reports are required.

- Documentation for all vouchers is required.
- Frequent communication with subrecipient, including telephone contacts, routine site visits, with file reviews at least annually and a formal site visit with complete compliance reviews once every 24 months.

#### Technical Assistance

Community groups may receive assistance with proposals for potential Consolidated Plan program funding through the following resources. All requests that fall outside of the human services or neighborhood business district funding process should be submitted no later than May 15 annually in order to be considered in department funding requests.

#### ***Department of Community Development and Planning***

Oren J. Henry, Acting Director – 352-6264

#### ***General Eligibility Questions***

Gerry Torres, 352-6272

John Dietz, 352-1563

### **Resource Projections**

Consolidated Plan Budget resources are comprised of the grant amounts, CDBG program income, and reallocated prior year funds (operating savings and project closeouts). The City of Cincinnati's Consolidated Plan budget for 2003 was \$28 million. The City estimates that 2004 resources will be approximately \$26.1 million, although Congress has not completed its appropriation process for 2004.

The City expects to continue to receive funding from various HUD discretionary programs that provide needed housing and other services, such as the Continuum of Care grants. Other resources expected to be available are discussed in the City's Consolidated Plan submission.

### **Plan to Minimize Displacement**

In carrying out its Consolidated Plan programs, the City of Cincinnati minimizes displacement of low-income families in the following manner:

The City's rehabilitation loan programs are structured to discourage permanent displacement. Any permanent relocation, or the temporary relocation of tenants that may be necessary during the rehabilitation process, is a cost to the property owner. This increases the owner's incentive to avoid displacement and minimize any relocation during the rehabilitation process.

In addition to this rehabilitation policy, the City has two additional programs that minimize the effects of displacement. The Code Related Relocation Program provides relocation benefits to tenants who are forced to vacate their homes due to the enforcement of the City's local building or health codes. In addition, the program now provides relocation benefits for families with children with elevated blood lead levels. Benefits include moving expenses and rent payments, as well as assistance in locating safe and sanitary housing.

The second local program is for relocation assistance to residents and businesses displaced as a result of locally funded development activity in the downtown.

All relocation benefits provided as a result of activities assisted with Consolidated Plan funding are at levels required by the Uniform Act.

## **The Programs**

### **HOME Investment Partnerships Program**

The HOME Investment Partnerships Program is a formula grant that funds affordable housing programs. HOME funds can be used for acquisition, construction, reconstruction, and moderate or substantial rehabilitation activities that promote affordable rental and ownership housing. It can also be used for tenant-based rental assistance. Cincinnati uses HOME funds primarily for the rehabilitation of rental housing units for low-income families, and for homeowner rehabilitation and the promotion of new home ownership opportunities. Housing programs funded by HOME funds are described below under the Community Development Block Grant program descriptions. HOME funds are administered by the Department of Community Development and Planning. The 2004 federal HOME grant is \$ 4,428,285.

### **Housing for People With AIDS (HOPWA)**

HOPWA funds may be used to assist all forms of housing designed to prevent homelessness of AIDS victims including emergency housing, shared housing arrangements, apartments, single room occupancy dwellings, and community residences. HOPWA funds also may be used to fund services, such as health care and mental health services, drug and alcohol abuse treatment and counseling, intensive care, case management, assistance with daily living and other supportive services. Cincinnati's 2004 HOPWA grant amount is \$550,000. Cincinnati became a HOPWA grantee for the first time in 1998. The Department of Community Development and Planning administers the grant.

### **Emergency Shelter Grant (ESG)**

The Emergency Shelter Grant (ESG) Program is a formula grant that can fund both the capital and non-staff operating needs of emergency shelters and transitional housing for the homeless. Outreach or supportive services for the homeless are also allowable uses of funds. Cincinnati's 2004 ESG grant amount was \$596,391. ESG funds are administered by the Department of Community Development and Planning.

### **Community Development Block Grant (CDBG)**

The Community Development Block Grant (CDBG) is a formula grant from the federal Department of Housing and Urban Development (HUD) to local and state governments. The primary objectives of the CDBG program are to benefit low- and moderate-income people or aid in the prevention or elimination of slums and blight. CDBG funds are a flexible resource that can be used for a wide range of programs or projects within a broad framework of eligible activities. Overall, 70% of CDBG expenditures must benefit low- and moderate-income persons.

Cincinnati's 2004 CDBG budget totaled \$19,765,180, with \$16,103,000 of that amount coming from new grant funds and the balance from program income and prior year funds. Multiple City departments as well as community nonprofit agencies utilize CDBG funds to carry out program objectives.

CDBG can be used to fund a wide variety of activities including:

- Rehabilitation of residential housing, both rental and owner-occupied properties;
- Rehabilitation or new construction of public facilities and improvements, including but not limited to streets and other infrastructure, parks, recreation facilities, community or health centers, facilities delivering human services operated by private non-profit agencies, and shelters serving the homeless or other special needs populations;

- Acquisition, disposition, or demolition of properties for a CDBG-eligible activity;
- Public services that are new or provide an increased level of service over that which has been provided by the local government in the preceding 12 months. All public services in the CDBG program in any given year may not exceed 15% of the total entitlement grant amount;
- Relocation payments when required pursuant to CDBG regulations or as determined appropriate by the grantee;
- Special economic development activities including the acquisition, construction or rehabilitation of commercial or industrial property when carried out by the recipient or by public or private nonprofit organizations;
- Assistance to private for-profit businesses including grants, loans, loan guarantees, and technical assistance. The assistance must meet certain underwriting and public benefit standards.

CDBG funds cannot be used for a number of specific activities including:

- Buildings used for general government purposes;
- Equipment;
- Operation, maintenance and staffing of normal community services and facilities not specifically related to other Block Grant-funded projects; and
- Regular government expenditures.

#### Community Development Block Grant Local Program Focus

The priorities for Cincinnati's CDBG funds set by the City Council over a number of years are:

- Housing
- Economic and Job Development
- Human Services Facilities

#### Housing

A primary objective for the use of CDBG funds by the City of Cincinnati is to serve its communities by providing decent housing and a suitable living environment to low- and moderate-income persons. A large amount of CDBG funds are spent on providing or improving permanent residential structures through the City's Department of Community Development and Planning (DCDP). DCDP provides a variety of services to both very low and low-income homeowners and renters. In past years, most of these programs have been made available to eligible clients on a citywide basis rather than focusing on certain neighborhoods. The following is a summary of funded housing programs.

Programs for Homeowners include:

*Housing Maintenance Services:* Home repair and emergency repair services are provided primarily for very low-income elderly, disabled and single parent homeowners.

*Deferred Rehabilitation Loans and Lead Abatement Grants:* Provides deferred rehabilitation loans for one- to two-unit owner occupied buildings citywide to make code related repairs, improve accessibility, and enhance energy conservation. This program is currently implemented by the Homeownership Center.

*Neighborhood Revitalization:* Provides funds to implement strategies to increase home ownership through focused revitalization in specific neighborhoods.

*Housing Development Programs:* Assistance may be in the form of infrastructure improvements or loans and grants to developers to upgrade existing housing and create new single unit and multi-unit housing for buyers and renters. This program is also funded with HOME Investment Partnerships dollars.

*Down Payment Assistance:* Funds for down payment and closing costs to first time homebuyers who are below 80% of median area income. The program is currently administered through the Shuttlesworth Foundation.

Programs for Renters include:

*Rental Rehabilitation:* Provides for the rehabilitation and development of affordable rental housing units. Rental Rehab provides funding for units requiring moderate rehabilitation, using HOME funds.

*Fair Housing Services:* The City currently contracts with Housing Opportunities Made Equal to promote equal housing opportunities for persons seeking housing regardless of race, sex, color, nationality, religion, handicap or familial status.

*Tenant Representation:* The City currently contracts with the Legal Aid Society to provide assistance to clients with legal problems related to tenant/landlord relations, code related issues and tenants' rights.

Additionally:

*Emergency Shelter Grant (ESG):* Funds are used to support the operations of homeless shelters, to provide outreach or supportive services to the homeless, or to rehabilitate homeless facilities. Agencies are required to match ESG funds.

For further information about Cincinnati's housing programs contact:

Department of Community Development and Planning, Two Centennial Plaza, Suite 700, 805 Central Avenue, Cincinnati, Ohio 45202 or telephone: (513) 352-6146.

### Economic Development

CDBG funds provide loans, grants, public improvements and technical assistance to businesses and industries to expand or consolidate their operations within Cincinnati, providing jobs for low and moderate income persons or goods and services for low and moderate income neighborhoods. CDBG funds are also used for job training and referral services.

The City of Cincinnati's economic development programs are delivered primarily by the Department of Community Development and Planning. Programs include:

*Neighborhood Business District Program:* DCDP aims to increase economic vitality by increasing sales revenues of individual businesses, creating and retaining jobs in neighborhoods and improving the physical environment through the funding of lead abatement, facade, streetscape and other public improvements in the neighborhood business districts.

*Small Business Loan Program:* Provides loans for growing small businesses where additional financing is needed for expansion, providing additional jobs and commercial services for Cincinnati neighborhoods.

*Technical Assistance and Micro-Loans:* Through a contract with the Cincinnati Business Incubator (CBI), and Greater Cincinnati Micro Initiative (GCMi) the City funds technical assistance, micro-loans, and incubator facilities and support for minority and women owned businesses.

*Strategic Program for Urban Redevelopment (SPUR):* Assists businesses with loans or grants for property acquisition or site improvements at vacant, contaminated or underutilized sites in order to return these properties to productive use, increase the tax base, protect public health, and expand and promote job creation and retention for low- and moderate-income persons of the city.

*Workforce Development:* Administers various programs that provide employment opportunities to low and moderate income residents of the City. The City contracts with community workforce development programs to teach life skills, provide employment readiness training, and offer job placement services for adults and youth. The City funds subsidized employment for youth and young adults through two contract agencies: Citizens' Committee on Youth (CCY) and Cincinnati Youth Collaborative (CYC).

For more information about the City's economic development activities please contact the Department of Community Development and Planning, Two Centennial Plaza, Suite 700, 805 Central Avenue, Cincinnati, Ohio 45202 or telephone (513) 352-6146.

#### Human Services

CDBG funds are used for Human Services Division (HSD) administered City grants. Community agencies use City grants to make renovations and improvements to public facilities or buildings where human services are provided to City residents. Human service facility projects address correction of code violations, assist in the removal of architectural barriers that restrict mobility and accessibility, focus on energy conservation or historic preservation, and increase an agency's capacity to provide needed programs or services. A small portion of HSD CDBG funds can be used to provide agency operating support. However, the amount available for operating grants is very limited due to the City cap for CDBG operating support.

For more information about HSD administered City grant programs please contact the Department of Community Development and Planning, Two Centennial Plaza, Suite 700, 805 Central Avenue, Cincinnati, Ohio 45202, or telephone (513) 352-6146.

#### Planning and Administration

CDBG funds are used for planning activities and general administration of the CDBG and HOME Programs. Planning and Urban Renewal studies, feasibility studies and design studies related to economic development are examples of planning activities conducted with CDBG funds. The Department of Community Development and Planning also conducts environmental and historic design reviews.

General administration includes coordination of budget and federal reporting requirements and compliance with federal program mandates.





**A LETTER FROM THE CHAIR OF THE CDAB  
TO THE CITY MANAGER**





## COMMUNITY DEVELOPMENT ADVISORY BOARD

Ms. Alice Skirtz, Chair  
c/o Office of Budget and Evaluation  
801 Plum Street, Room 142  
Cincinnati, Ohio 45202

(513) 352-6264  
Fax: (513) 352-3233

October 7, 2004

Ms. Valerie A. Lemmie, City Manager  
City of Cincinnati  
801 Plum Street  
Cincinnati, OH 45202

Dear Ms. Lemmie:

The Community Development Advisory Board (CDAB) is a voluntary citizen panel appointed by the Mayor and approved by City Council to provide input into the City's Five-year Consolidated Plan and the annual Action Plan (budget). Ordinance #464-1991 states that the duty and responsibility of the CDAB is to advise and assist the City Manager in planning the allocation of federal resources for community development, economic development, and human services in the City. In addition, the CDAB also provides input to the City Manager on Amendments to the Consolidated Plan.

This year, the CDAB reviewed and is providing a recommendation for the following three items:

- 1) The 2005/2006 Biennial budget for the City's Consolidated Plan entitlement programs – the Community Development Block Grant (CDBG) including the 108 Loan Program and CDBG Float Loans, the HOME Investment Partnerships Program, the Emergency Shelter Grant, and Housing Opportunities for Persons with AIDS (HOPWA);
- 2) An Amendment to the City's 2004 Action Plan to reflect the use of funding awarded through the American Dream Downpayment Initiative (ADDI) in 2004; and
- 3) The development of the City's 2005-2009 Consolidated Plan.

CDAB Review Process. The Board's review of the 2005/2006 Biennial budget for the City's Consolidated Plan included considering departmental requests, input from the Continuum of Care, the Coalition for the Homeless, and recommendations of the Human Services Advisory and HOPWA Committees. The CDAB's review of the ADDI Amendment involved an assessment of the ADDI program design and requirements, which were developed by staff from Hamilton County and the City of Cincinnati in response to guidelines set by the U.S. Department of Housing and Urban Development. To assist the CDAB in their analysis of the Consolidated Plan, City staff provided a presentation to the CDAB analyzing Cincinnati's needs, based upon demographic data and neighborhood plans. This research was used as a guide by City staff when preparing the goals and objectives for the Housing and Other Community Needs (Economic Development and Quality of Life) sections of the Consolidated Plan. City staff also assisted in facilitating two community-based focus groups on housing and economic development needs. The Continuum of Care recommended the goals and objectives for the Homeless and HOPWA sections of the Consolidated Plan.

After reviewing the documents, the CDAB held a public hearing to allow for citizens' comments. Written comments were also welcomed and received.

The CDAB met on September 30, 2004 to finalize their recommendations. The three issues before the CDAB were approved unanimously by the members present as follows:

1. ADDI Amendment – approved as presented; however, the CDAB wanted to ensure that the requirement that stipulated that a spouse that was separated, divorced or otherwise out of his or her original household was a first-time homebuyer, was interpreted to mean that the spouse's name was no longer on the original property;
2. 2005/2006 Consolidated Plan Budget – passed as requested by departments and the Continuum of Care. The CDAB further recommended that all programs, including the Millcreek Restoration Project, should be advised not to rely on City funds for indefinite periods of time, and that any presentations for renewal of funding in the next biennium include assessment of completions of program goals to determine if funding should continue; and
3. 2005-2009 Consolidated Plan – approved the draft plan as presented.

Thank you for allowing the CDAB the opportunity to provide input on the Consolidated Plan and the associated documents. The CDAB is dedicated to enhancing the quality of life for all of the citizens of Cincinnati, including the low-income population the Consolidated Plan Budget serves. We hope that these recommendations will be of assistance to you in your review of the documents.

Best wishes,



Alice Skirtz  
CDAB Chair

cc: Deborah Holston, Assistant City Manager  
Oren J. Henry, Acting Director, Department of Community Development and Planning

## **2004 CDAB ACTIVITY SCHEDULE**



**2004 CDAB ACTIVITY SCHEDULE  
FOR 2005-2006 CONSOLIDATED PLAN BUDGET**

<u>ACTIVITY</u>	<u>DATE</u>
CDAB Orientation for the 2005-2006 Budget	June 17
CDAB to receive requested 2005-2006 Consolidated Plan Budget	August 6
CDAB to submit requested budget questions	August 20
CDAB Discussion of budget questions	September 2
CDAB Public Hearing	September 9
CDAB Discussion of Public Hearing	September 23
CDAB Final Recommendations	September 30
Internal Review/Executive Budget Committee Recommendations	October
Budget Recommended to City Council	November 10
Submission of Recommended Budget to HUD	November 15
City Council Budget Hearings	Early December
City Council Budget Adoption	December



## **MINUTES OF THE COMMUNITY DEVELOPMENT ADVISORY BOARD**





**Minutes from the September 9th, 2004, CDAB Public Hearing**

**PUBLIC HEARING**

**THURSDAY, SEPTEMBER 9, 2004**

**7:00 P.M., COUNCIL CHAMBERS**

Chairperson Alice Skirtz called the Public Hearing to order at 7:10 p.m. in City Council Chambers, located in City Hall, 801 Plum Street, Cincinnati, Ohio.

**Members Present:** Chairperson Alice Skirtz, William Edmondson, Frank Fisher, Bernice Marshall, and Jacqueline Martin-Carr

**City Staff Present:** Oren Henry, Acting Director, Department of Community Development and Planning (DCDP) John Dietz, Senior Management Analyst, Budget and Evaluation Office (B&E); Sharon Johnson, Administrative Technician, B&E; Katherine Keough-Jurs, City Planner, DCDP; Tashawa Perrin, Community Development Analyst, DCDP; Gerry Torres, Senior Management Analyst, B&E; Jennifer Walke, DCDP

**Speakers:** Nina Creech, People Working Cooperatively (PWC); Georgine Getty, Director of the Greater Cincinnati Coalition for the Homeless; Marcia Battle; Robin Corathers, Executive Director, Mill Creek Restoration Project; Bill Woods, President, Metropolitan Area Religious Coalition of Cincinnati (MARCC); and Dorothy Terry of English Woods

**Others in Attendance:** Kate McManus; Rachel Lawson; Hope Wilson; Reverend Walter H. Jones; Kashara Jones; Lynn Niergarth, Cincinnati Union Bethel; Mary Partee, CUFA; Marjorie Davis; Mary Anne Berry; Sara Sheets; and Bill Berger, HOME

**Opening Remarks and Overview**

Chairperson Alice Skirtz welcomed those in attendance to the Community Development Advisory Board (CDAB) Public Hearing and introduced the CDAB members present (William Edmondson, Bernice Marshall, and Jacqueline Martin-Carr). She stated that the public hearing was being held to allow citizens to comment on the following:

- a) The 2005-2006 Requested Biennial Budget for the Consolidated Plan Programs;
- b) An amendment to the City's 2004 Action Plan to reflect the use of funding awarded through the American Dream Downpayment Initiative (ADDI) in 2004; and
- c) The development of the City's 2005-2009 Consolidated Plan.

Ms. Skirtz explained that the CDAB is a volunteer citizen group appointed by the Mayor and approved by the City Council that advises the City Manager on the Consolidated Plan budget and other matters related to the administration of the Consolidated Plan. Hosting the Public Hearing is one of the CDAB responsibilities under the Citizen Participation Plan.

Ms. Skirtz introduced CDAB member Frank Fisher (who joined the hearing) and City staff.

Ms. Skirtz noted that the City would accept written comments through September 30, 2004. She stated that notification of this Public Hearing was published in the Cincinnati Enquirer on September 3 and September 7, 2004 and also in the City Bulletin. All of the City's community councils, as well as a wide assortment of other community stakeholder groups were mailed notices.

Chairperson Skirtz described the process involved in the development of the 2005/2009 Consolidated Plan and the 2005/2006 Budget. She explained that the process began in 2004 with the Human Services Advisory Committee accepting funding applications and the City gathering information and public comment on the various components from advisory groups and affiliated agencies. The City also commissioned an Impediments to Fair Housing study which is required to be updated on a regular basis. She noted that the CDAB is waiting to learn what U.S. Department of Housing and Urban Development (HUD) resources will be available when Congress passes the HUD appropriation for the next federal fiscal year that begins on October 1, 2004. She explained that the requested Biennial Budget is based on receiving the same grant amounts from HUD in 2005 and 2006 as were received in 2004.

Chair Skirtz said that Oren Henry, Acting Director of the Department of Community Development and Planning, would provide an overview of the Biennial Budget process. Following his remarks, citizens would have an opportunity to comment. She requested that speakers limit their remarks to three minutes.

Mr. Henry expressed his appreciation for the opportunity to hear from citizens and thanked members of the CDAB for their work and advice that they give during the year. He emphasized that recommendations in the documents placed before the public this evening were preliminary. He explained that this is the beginning of the budget process – a process that will continue until the budget is adopted by City Council, which is anticipated around mid to late December.

Mr. Henry stated that the City submitted the 2004 Action Plan to HUD last November, in which the City estimated the amount of federal funds to be received, as well as program income from loans that were repaid. He explained that the City did not know how much federal funding would be received in 2004 since Congress had not passed a federal budget; therefore, City staff estimated they would receive the same amounts in 2004 as was received in 2003. Because staff was concerned about possible federal budget cuts, program income was estimated very conservatively.

Mr. Henry explained that earlier this year, Congress passed the Fiscal Year 2004 Federal Budget and HUD reduced the City's CDBG award by 1% or \$201,000. Considering the prior year's reduction of \$994,000, in the past two years, the City's CDBG grant has been reduced by 7% or \$1,195,000. In contrast, the HOME award was increased by \$492,037 or 11%; however, this increase was due to the implementation of the ADDI program. He said that from 2002 to 2003, the HOME grant has actually decreased by 18% or \$926,472 and that fortunately, 2003 program income and operating savings were higher than estimated in the 2004 budget for both the CDBG and the HOME programs. A memo explaining the changes was submitted to the City Council on May 5, 2004.

Mr. Henry stated that the 2005/2009 Consolidated Plan objectives cover the following areas: Housing Programs, Human Services, Economic Development, Planning and Administration, HOME Investment Partnership Fund, Emergency Shelter Grant, and Housing Opportunities for Persons with AIDS (HOPWA). He said that in addition to the CDAB, who reviews the CDBG and HOME program portions of the Consolidated Plan and the budget, there are three other advisory bodies that provide review of Consolidated Plan activities. The Human Services Advisory Committee (HSAC) reviews the proposals dealing with human services operating programs and facility renovation projects of non-profit agencies. The Partnership Center meets with providers to coordinate proposals for homeless funding – primarily from the Emergency Shelter Grant. There is a separate advisory group comprised of advocates, service providers, and state and local government staff that reviews funding proposals for HOPWA.

Mr. Henry said that following this public hearing the CDAB would make final recommendations to the City Manager on all of the items. The City Manager reviews the comments and recommendations and submits her recommended documents to the Mayor for comment and then to the City Council. The City

Council in turn holds a public hearing before any of these documents is approved. After the beginning of 2005, the City will go through the process to adjust the budget based on the actual grant amounts and year-end local resources, just as was done in 2004.

### **Resources**

Mr. Henry reiterated that the resources that were estimated for 2004 were based on what was received in 2003. In each case, the estimates were different that what was actually received in 2004.

	Estimated for 2004	Awarded in 2004	Difference
CDBG	\$16,304,000	\$16,103,000	(\$201,000)
HOME	\$4,434,528	\$4,926,565	\$492,037
ESG	\$593,000	\$596,391	\$3,391
HOPWA	\$468,000	\$550,000	\$82,000

Mr. Henry noted that changes in funding amounts approved by Congress and the President, set asides within the grant programs, as well as the first use of 2000 census data in funding formulas may affect the grants the City receives.

### **Speakers**

Nina Creech, People Working Cooperatively (PWC), stated that initially there was a misunderstanding on the part of PWC of the where Housing Maintenance Services fit into the proposed Consolidated Plan; however, after additional review, she wished to speak in support of the budget in its current format. Ms. Creech stated that PWC estimated they would provide 1,340 units of service last year, but provided a total of 1,427. She highlighted their energy conservation programs and noted that they were able to leverage an additional \$856,000 in services that included new furnaces, insulation, and refrigerator replacements. In addition, they offer donated material and labor through their volunteer programs. She pointed out that in an effort to promote homeownership, many people are moving into older housing stock. She asked that consideration be given to the cost required to heat and cool these homes, because in many cases, the homeowners cannot afford the cost. She concluded that while their program is not flashy in that they do not build new things, PWC provides an important service to the City's homeowner base that works hard for the City and remains here.

Georgine Getty, Director of the Greater Cincinnati Coalition for the Homeless, stated that the Coalition had submitted a list of their concerns regarding the draft Consolidated Plan to staff, but had two primary concerns she wished to address tonight. 1) There is a greater need for affordable housing in Cincinnati than is accounted for in the Consolidated Plan. According to the Impediments to Fair Housing Report, there are 64,460 very low-income households in Cincinnati; however, there are only 30,935 affordable housing units available - amounting to a shortage of 33,525 units. 2) The Coalition would like to see plans for the improvement, development and support of existing low to moderate-income neighborhoods (LMIs), which are vital to the fabric of Cincinnati and house over 60% of its population. She stated that the City owes it to its LMIs to see that they have the same opportunities as its higher income communities. She encouraged the CDAB to read the additional comments the Coalition submitted to staff.

Marcia Battle pointed out that upon reviewing the budget document, she saw only two areas of the City specifically addressed – the West End and Findlay Market. She said that the City's neighborhoods are dying because the City is using so much money to support the downtown area. Ms. Battle stated that she wished to reiterate the sentiments of Ms. Getty and of other documents that had been submitted and urge the City to preserve and take care of its neighborhoods, especially the low-income communities, which need money put into them to survive. She suggested that the thriving communities could be put on hold for a moment while the lower income communities are brought up to a stable level.

Robin Corathers, Executive Director, Mill Creek Restoration Project, said that they understand that the City would be receiving less CDBG funding in 2005-2006 and that they are willing to take their fair share of that budget cut; however, they were informed that their program has been targeted for a 29% cut. She explained that this reduction, combined with the Park Board's 5% administrative fee for CDBG funds would result in a reduction of 1/3 of their CDBG budget. She requested that the CDAB consider recommending to the City Administration and to the City Council that their cut be reduced to no more than 10% of their budget. Ms. Corathers described the Mill Creek Greenway program, which targets the Mill Creek corridor. She pointed out that most of the neighborhoods that are within one mile from the river are of very low income, and that none of the targeted neighborhoods are within the City's Enterprise Zones. She described the program as being community based - working with community councils, businesses, property owners, residents and in recruiting many neighborhood volunteers. The program supports neighborhood revitalization, improves property values, and removes urban blight. She stated they received \$700,000 in CDBG funding over the last four years and matched the City's investment with two to three dollars to every one dollar invested by the City. Ms. Corathers added that she had an information packet she would submit this evening for the Board's review.

Bill Woods, President, Metropolitan Area Religious Coalition of Cincinnati (MARCC), stated that MARCC represents sixteen judicatories of Jewish, Catholic, Protestant and Muslim faiths. This year the Coalition's top issue is affordable housing. Mr. Woods stated that CDBG is the primary grant where adequate funding can be leveraged for affordable (low to moderate-income) housing, therefore it is important that the Consolidated Plan reflect that goal. Mr. Woods stated that the focus group on housing that met on August 24<sup>th</sup> reviewed the draft of the Consolidated Plan and felt that the Plan should have more emphasis on affordable housing. Mr. Woods suggested specific sections of the Plan that could be revised including the Vision Statement, which should state that thriving neighborhoods depend upon decent, affordable housing. In addition, with the goals focusing on various opportunities, including economic opportunities, he suggested that widening the scope of affordable housing should be also included as an opportunity included in the goals. A final issue raised by the focus group was that the numbers set as five-year goals for both new housing and rehabbing rental housing seemed low and that the numbers should be increased since the need is so great. Mr. Woods concluded that while there were housing advocates at the public hearing, the number in attendance did not adequately reflect the number of people who are concerned about this issue.

Dorothy Terry stated that her community received information regarding the Consolidated Plan on August 13<sup>th</sup> with a request that comments be submitted by August 27<sup>th</sup>. She said that this did not allow her community, English Woods, time to respond. She also expressed concern that Abandoned/Vacant Buildings Barricade/Demolition program might include English Woods being demolished. Ms. Terry ques-

tioned if they (English Woods) would be allowed time to submit their comments in writing.

Chair Skirtz replied that the CDAB would be meeting several more times prior to finalizing their recommendations. She specified that their next meeting is on September 23, 2004 and would be pleased to receive their comments.

In addition to the verbal comments, John E. Schrider, Jr., Attorney at Law, with the Legal Aid Society of Greater Cincinnati, provided the CDAB with written communication for their review.

#### *Comments*

Chairperson Skirtz stated that City staff requested that everyone in attendance sign in since that becomes a part of the public record for the evening. She questioned if anyone else wished to speak and if there were comments from the CDAB. Ms. Martin-Carr requested that Mr. Woods clarify his concerns.

Mr. Woods repeated his affiliation with MARCC and specified that the Coalition thought the numbers reflecting the goals for construction of homes and rental housing were low. He requested that the numbers be higher considering the need for housing is so great.

Mr. Henry thanked everyone for attending and for their comments. He also wished to assure Ms. Terry that the Abandoned/Vacant Buildings program focuses on abandoned buildings and had nothing to do with English Woods.

Chair Skirtz thanked everyone and emphasized that there was still time for written comment.

The meeting adjourned at 7:45 p.m.

Attachment I - Greater Cincinnati Coalition for the Homeless Letter to Ms. Keough-Jurs,  
August 27, 2004

Attachment II - Millcreek Restoration Project Letter to CDAB, September 9, 2004  
- *Millcreek Restoration Project Letter to City Manager, Budget Manager, and Mr.  
Torres, September 1, 2004 and Attachments*  
- Millcreek Restoration Project Brochure

Attachment III - Legal Aid Society of Greater Cincinnati Letter to CDAB, September 9, 2004



## **MINUTES OF THE COMMUNITY DEVELOPMENT ADVISORY BOARD**

**THURSDAY, JUNE 17, 2004**

**4:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II**

The meeting was called to order by Chairperson Alice Skirtz at 4:07 P.M. A quorum was not present.

Members Present: Chairperson Alice Skirtz, Marcus Cannady, Karen Dudley, William Edmondson, Frank Fisher, Bernice Marshall, and Beverly Massey

City Staff Present: Oren Henry, Acting Director, Department of Community Development and Planning (DCDP), John Dietz, Senior Management Analyst, Budget and Evaluation Office (B&E); Gerry Torres, Senior Management Analyst, B&E, Sharon Johnson, Administrative Technician, B&E; Katherine Keough-Jurs, City Planner, DCDP; Margaret Wuerstle, Chief Planner, DCDP

Guests: Terrence Gaither, Community Reinvestment Act Oversight Committee

### **Welcome and Introduction**

Chairperson Skirtz opened the meeting and welcomed those in attendance. CDAB members and City staff made individual introductions.

### **CDAB Overview**

Oren Henry provided an overview of the Community Development Advisory Board (CDAB). Mr. Henry explained that while the CDAB has historically consisted of 27 members, this is under review. He stated that the CDAB participates in the development of the five-year Consolidated Plan, which identifies community development and housing needs and recommends strategies and objectives in meeting those needs. The CDAB also assists in the preparation of the Annual Action Plan, which specifies the annual allocation of Consolidated Plan resources. Mr. Henry described the entitlement grant programs [Community Development Block Grant (CDBG), HOME Investment Partnerships program, Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA)], and detailed the eligible activities for each. He noted that a new program entitled the American Dream Downpayment Initiative (ADDI) would assist low-income families become first-time homebuyers by providing downpayment assistance. ADDI will be administered through the HOME Investment Partnerships program. In addition, Mr. Henry summarized needs and objectives as categorized by HUD, which are to be addressed in the five-year Consolidated Plan. Mr. Henry concluded by outlining the 2004 CDAB Activity Schedule for the 2005-2006 Consolidated Plan Budget.

In response to questions from the Board regarding Human Services programs, staff explained that the Human Services Advisory Committee recommends CDBG funding (approximately \$900,000) of facility renovation projects, which is forwarded to the CDAB for approval. The Continuum of Care (CoC) is a collaborative consisting of approximately 30 service providers who make recommendations regarding ESG allocations. Similarly, the HOPWA Advisory Committee makes recommendations regarding HOPWA allocations. After receiving proposed allocations from the CoC and the HOPWA Advisory Committee, the Partnership Center forwards a complete budget packet to the CDAB for endorsement. The Citizen's Committee on Youth (CCY) and the Cincinnati Human Relations Commission (CHRC) have a direct operating contract from the City and are funded from the general fund, although they receive a small amount of CDBG funds. Only the CDBG funded programs are included in the CDAB's review process.

In response to questions regarding youth programs, staff stated that Back-on-the-Block is the only program currently funded that is contracted with CHRC.

Gerry Torres responded to questions regarding ADDI. He stated that HUD emphasized that in addition to providing downpayment assistance, the program must include housing counseling. Since the Better Housing League and the Home Ownership Center provide housing counseling, they were asked to propose a strategy for implementing the program.

### **Needs Analysis**

Katherine Keough-Jurs gave a presentation analyzing Cincinnati's needs based upon demographic data and neighborhood plans. After Ms. Keough-Jurs detailed census data, she summarized key points including the following:

- Population loss is most critical in Low-Moderate Income (LMI) neighborhoods;
- Neighborhoods are losing young people;
- Neighborhoods are losing family households, gaining non-family households and single person households [the City saw dramatic losses in households comprised of married couples with children (41%) and without children (33%)];
- Incomes are going up, City-wide poverty is decreasing, but some neighborhoods are seeing increases in poverty;
- Residents are becoming better educated – especially in LMI neighborhoods; and
- Vacant units are on the rise.

Ms. Keough-Jurs outlined (active) neighborhood plan recommendations for LMI and non-LMI neighborhoods. She noted that recommendations differed between the two groups in part because most non-LMI plans focused on business districts; whereas, LMI plans, which included a number of community plans, showed greater concerns with regard to housing, parks and recreation, and transit. Specifically, the top plan recommendations from LMI neighborhoods included:

- Roadway improvements, traffic/pedestrian safety;
- Streetscape/gateway improvements;
- Business recruitment and retention;
- Housing renovation/new construction/mixed use
- Blight removal/code enforcement;
- Parks, recreation and greenspace;
- Multi-modal transit;
- NBD/neighborhood marketing;
- Better lighting; and
- Collaboration with other neighborhoods, municipalities, groups.

Ms. Keough-Jurs suggested that the following types of activities would help revitalize LMI neighborhoods:

- Improving pedestrian safety;
- Creating a sense of place by making aesthetic improvements to physical surroundings;
- Helping existing businesses expand, recruit new business;
- Creating new, affordable and market-rate housing units, and helping owners renovate both owner and renter-occupied housing units;
- Improving parks and recreation areas and preserving hillsides and greenspace;
- Eliminating vacant or abandoned buildings and lots; weed and litter control, concentrated code enforcement;



- Improving access to employment through enhanced public transportation;
- Improving lighting for pedestrians on streets and parking lots;
- Encourage better collaboration between community groups, City departments, and individuals including landlords and tenants.

The Board raised a number of questions for consideration including: What has Cincinnati done to discourage our young people? How can Cincinnati improve its housing stock without sacrificing the character of the City? How can Cincinnati retain 20 – 24 year olds after college? How can we encourage the entrepreneurship of young people? Ms. Keough-Jurs suggested that Cincinnati's older housing stock and smaller lots may not be attractive to young people; however, the age group from 25 – 64 years is increasing in number, which makes it appear that people may be coming back to Cincinnati to have families. In reply to Mr. Cannady questioning if there has been an influx of non-native Cincinnatians, Ms. Keough-Jurs stated that she did not analyze the migration data; however, it is available. In response to Ms. Dudley, Ms. Keough-Jurs stated that 2000 race data is available, but it would be difficult to compare it with 1980 racial data since the 2000 Census utilized multi-racial categories which were not previously used. Ms. Massey pointed out that colleges are now tracking the number of out-of-state students that are retained or employed.

Ms. Keough-Jurs stated she would respond to additional questions from the Board via email or telephone. Ms. Keough-Jurs can be reached at (513) 352-4859 or email at [Katherine.Keough-Jurs@cincinnati-oh.gov](mailto:Katherine.Keough-Jurs@cincinnati-oh.gov).

### **Accomplishments**

Gerry Torres reviewed accomplishments as reported to HUD in the 2003 Consolidated Plan Performance Report. Mr. Torres explained that the report provides an overview of the uses of CDBG, HOME, ESG and HOPWA program grants during the 2003 program year. In addition, it details Cincinnati's progress in accomplishing specific goals outlined in the 2000–2004 Consolidated Plan. A copy of the report was distributed to board members. Included in the accomplishments for 2003 were the following:

- The City leveraged \$113 million toward economic development, housing, and human services programs;
- 37 affordable housing units for homeownership opportunities funded with CDBG and HOME were completed and occupied;
- 236 affordable CDBG and HOME rental units were completed and occupied;
- A total of 2,236 families received assistance through Fair Housing Services;
- 11 CDBG funded slum and blight housing units were completed;
- Buildings and Inspections barricaded 136 buildings and demolished or abated 45 buildings which were a danger and nuisance to the public;
- 10 homeless service providers received ESG operating support;
- Two homeless housing providers had repairs completed at their facilities;
- Hundreds of persons with HIV/AIDS and their families received supportive services, housing, and/or short-term direct housing assistance;
- 133 businesses received economic development assistance;
- 109 adults received CDBG funded job training and placement assistance;
- 1,191 youth received job training and placement assistance;
- 2,053 youth participated in CDBG sponsored youth programs; and
- 131 housing units were inspected for the benefit of children diagnosed with elevated blood lead levels.

## **The Consolidated Plan Process**

Oren Henry stated that HUD had paid for a consultant (Dennison and Associates, Inc. ) who met with City staff and Ms. Skirtz to provide input to the City's 2003 Consolidated Plan Performance Report, as well as the 2005–2009 Consolidated Plan. Mr. Henry stated that much has been done in collecting information needed for the Consolidated Plan, including an analysis of census data and neighborhood plans to determine the City's needs. In addition, the Housing Council has formulated a report regarding the City's housing needs and an analysis of impediments to fair housing is currently underway. This collection of data will provide the necessary information to detail Cincinnati's needs and outline strategies and objectives to meet those needs in the Consolidated Plan. The Action Plan specifies budgeting for the Consolidated Plan.

### Discussion

In response to questions from the Board, staff provided additional details regarding the new ADDI program. Mr. Torres explained that it requires pre- and post-purchase housing counseling, and provides cash for down payments for first time homeowners. The post-purchase counseling educates new homeowners on matters that would assist them in retaining their home, including preventive maintenance, budgeting, etc. They also described a program entitled Over-the-Rhine Code Violation Assistance Program Pilot, which will provide assistance to low-income homeowners in the West End and Over-the-Rhine areas in making repairs in response to code violations. This program has not yet been funded, but is proposed as a result of inspections conducted this past spring.

Ms. Skirtz summarized the CDAB's two major functions as assisting in the preparation of the Annual Action Plan and providing input for the 2005–2009 Consolidated Plan. Ms. Massey asked for clarification since it appeared that the Board would not be approving each line item in the budget. Mr. Henry explained that the Board is being asked to provide input to the budget in a more macro approach – concentrating more on ensuring that needs are being addressed. He added that additional instructions would be provided to assist the Board. In response to concern expressed from Ms. Dudley, he assured the Board that their comments on organizations not providing an adequate service would be important. Mr. Henry replied to Mr. Fisher that the 2005–2009 Consolidated Plan may be different in appearance from the 2000–2004 in that it would likely be a smaller, more user-friendly document addressing pertinent issues with an accompanying fact book that would contain the raw data.

Ms. Skirtz stated the next meeting would be on August 6, 2004 at 4:00 p.m. in the J. Martin Griesel Room, Centennial Plaza II, 805 Central Avenue.

The meeting adjourned at 5:50 P.M.

## **MINUTES OF THE COMMUNITY DEVELOPMENT ADVISORY BOARD**

**THURSDAY, AUGUST 5, 2004**

**4:00 P.M., CENTENNIAL PLAZA II AUDITORIUM**

The meeting was called to order by Chair Alice Skirtz at 4:10 P.M. A quorum was not present.

Members Present: Chair Alice Skirtz, Karen Dudley, William Edmondson, Frank Fisher, Jacqueline Martin-Carr, and Beverly Massey

City Staff Present: Oren Henry, Acting Director, Department of Community Development and Planning (DCDP); John Dietz, Senior Management Analyst, Budget and Evaluation Office (B&E); Gerry Torres, Senior Management Analyst, B&E; Sharon Johnson, Administrative Technician, B&E; Tashawa Perrin, Community Development Analyst, DCDP; and Katherine Keough-Jurs, City Planner, DCDP

### **Welcome and Introduction**

Chair Skirtz opened the meeting and welcomed those in attendance. Community Development Advisory Board (CDAB) members and City staff made individual introductions.

### **Consideration of June 17, 2004 Meeting Minutes**

Although there was not a quorum present to accept the minutes, Chair Skirtz asked if anyone had corrections or additions to the minutes. Mr. Edmondson suggested that the minutes specify the person associated with a comment rather than listing general concerns.

### **American Dream Downpayment Initiative (ADDI)**

Tashawa Perrin described the American Dream Downpayment Initiative Program, which was developed by staff of Hamilton County and the City of Cincinnati in response to guidelines set by the U.S. Department of Housing and Urban Development (HUD). The public agencies administering the ADDI Program will be the Department of Community Development and Planning (for the City) and the Hamilton County Department of Community Development (for the County).

Ms. Perrin explained that federal HOME funds would assist first time homebuyers of limited income (80% of the median income or less) to purchase a home within the City of Cincinnati by providing downpayment and closing costs only (and not for rehabilitation). Mr. Torres explained that HUD specified only 20% of the 2003 funding could be used for rehabilitation (a total of approximately \$20,000 - \$40,000), and that allocations in subsequent years could not be used for rehabilitation. Instead of developing a set of rules to distribute rehabilitation funds which would only assist one to two families, the amount was added to the total funding available for downpayment and closing costs – an amount sufficient to assist two additional homebuyers. Mr. Edmondson commented that he believed the program would be more successful if funds were available for rehabilitation.

Ms. Perrin stated that a kick-off is planned during which program information would be provided and potential applicants would be able to complete preliminary application forms. The preliminary applications received at the kick-off will be reviewed to determine which applicants are qualified. A lottery would be held in the event that the number of qualified applicants exceeds the available funding. After the kick-off date, applicants will be accepted on first-come, first-served basis.

Ms. Perrin detailed additional aspects of the program. To qualify for the program, applicants must be first time homebuyers and of low to moderate income. First time homebuyers include individuals who

meet one of three criteria, including having not owned a home during the three-year period prior to the purchase, being either a single parent, or a displaced homemaker. Income limits are also specified. The public agencies will do the initial qualifying. A housing counseling component is required. Hamilton County and the City of Cincinnati will select housing counseling agencies to assist in the administration of the program. The home must be located within the City of Cincinnati (for the use of City dollars) or within the balance of Hamilton County (for the use of County dollars) except for specified jurisdictions that are not participating in the program. The homebuyer must provide 2% of the purchase price of the home. Appraisal and/or home inspection costs could be a part of the required 2%. After the public agency has qualified the applicant and a purchase contract has been executed, the property must pass a Housing Quality Standards inspection. Cincinnati Metropolitan Housing Authority (CMHA) has been asked if they would conduct the inspections on behalf of the City. The ADDI Program contribution would be in the form of a soft second mortgage with a five-year term. After five years, the loan would be fully forgiven.

Mr. Edmondson questioned how information about the program was being communicated to the public. Ms. Perrin replied that Channel 12 WKRC broadcasted a segment highlighting the ADDI program and information is available on HUD's website.

Ms. Dudley stated that a major issue she would like the City to address is that there is currently no program in place that assists new homeowners in keeping their home. She explained that many do not know how to manage or take care of their home. Ms. Perrin replied that the homeowner would receive this instruction in the one-on-one post purchase counseling. In reply to Ms. Dudley, she added that there is an established curriculum for the 12-hour certification program for the new homebuyer. Ms. Dudley commented that the Better Housing League has no information on City regulations pertaining to homeownership. Ms. Keough-Jurs suggested that City staff's work with College Hill residents on the Neighborhood Revitalization Strategy Area (NRSA) would provide a good model for a potential program. (The College Hill neighborhood has proposed a property maintenance workshop that will include staff from the City's Department of Buildings and Inspections conducting a sweep of the area to detect code violations and providing information on City regulations.) Ms. Perrin acknowledged that such a program could be incorporated into the contracts with the counseling agencies.

The Board raised additional questions. Ms. Dudley questioned if the homebuyer's required 2% contribution could be gifted and if the home must be owner-occupied. Ms. Perrin stated that the required contribution should not be gifted since the intent was to have the homebuyer have a monetary investment in the home. Ms. Perrin replied that the home must be owner-occupied and would make certain the program description specified these issues. In response to Mr. Fisher, Ms. Perrin stated that she would confirm the mortgage limit for a four-family home. In reply to Ms. Dudley, Ms. Perrin stated that they have not decided that Section 8 participants would get preferential treatment; they will accept applicants as they complete the necessary preliminary requirements.

Ms. Martin-Carr and Ms. Dudley voiced opposition to CMHA conducting the Section 8 property inspections. They felt that CMHA did not have the ability or the time to conduct proper inspections and that the City should not enter into any contracts with them. Mr. Edmondson questioned what the process was for requesting the proposals. Ms. Perrin explained that the City issued a Request for Proposals (RFP) by publishing the RFP in the Cincinnati Enquirer, Cincinnati Post, The Herald, and the City Bulletin. The City received 11 responses, of which only two conducted home inspections and she was not certain that they were able to do housing quality. Mr. Edmondson stated that he was aware of a number of private individuals who could perform inspections. Ms. Perrin explained that issuing another RFP would require

additional time. She suggested that she could investigate people currently under contract with the City who are qualified to conduct housing quality inspections.

Ms. Dudley questioned why the ADDI information had not yet been shared with the Housing Advisory Council. Mr. Torres explained that it was important to present the information to the CDAB since they will be voting on the ConPlan Amendment. Mr. Henry added that the information was just received from HUD one month ago. Although there is a 2003 allocation, it was allocated in 2004 since HUD had not yet developed the rules for the program. He also pointed out that there is a timeliness issue whereby if a grantee does not spend the money, HUD will take it back.

Ms. Perrin confirmed that the CDAB could call her with additional questions. She can be reached at 352-4692.

### **2005-2006 Consolidated Plan Budget**

Gerry Torres provided information on the draft 2005-2006 Consolidated Plan Requested Budget. He explained that the requested budgets came from City departments and were within target; however, the amount requested for individual programs in 2005 is sometimes less than requested in 2004 due to decreased resources. At this time, the budget is in the same format as the current Consolidated Plan. It will eventually be put into a format coinciding with the new 2005-2009 Consolidated Plan.

Ms. Dudley was concerned that organizations (specifically, CCY and the Urban League) continue to receive funding and are not producing results for the City. She questioned if there was any information as to the impact of these programs, i.e., how many people stayed in school, went to work, etc. Mr. Torres replied that a Consolidated Plan Performance Report (CAPER) is submitted annually to HUD; however, HUD stipulates specific reporting categories so that data is reported in a consistent manner across the country. Information is collected and reported, for example, on how many people were assisted, but it would be difficult to measure how the neighborhood has been impacted as a result of a program. Ms. Massey questioned why it was so difficult to document performance outcomes. She was concerned that if the CDAB is expected to look at the Action Plan in a more macro approach (as discussed at the previous CDAB meeting), it would make it more difficult for the CDAB to address these issues. Mr. Dietz confirmed that it was not too late for the CDAB to suggest changes to the Requested Budget. Ms. Dudley stated that the proposed Solid Opportunities for Advancement and Retention (SOAR) program had previously been funded through the Human Services Policy and questioned why the program was cancelled. Staff indicated they would investigate why the program was cancelled.

Ms. Dudley questioned why the City does not consider other programs. Mr. Torres explained that the City sends out an RFP in early spring, which is distributed to DCDP's mailing list of City agencies/organizations, which have requested to be included in the list. A large meeting is held, in which City staff describes various funding that is available and applications are distributed. Funding requests are then received by the City from various entities. Mr. Torres confirmed for Ms. Dudley that the City offers technical assistance for completing the applications. He added that many programs are continuations from previous years. Agencies or organizations requesting facility renovations present their requests to the Human Services Advisory Committee (HSAC). HSAC makes a decision on which renovations should be budgeted and submits their recommendations to the CDAB for endorsement.

Ms. Martin-Carr questioned how other organizations could be included in a consideration to receive funding. Mr. Torres explained that the City could only give money to City departments; who receives funding is up to the individual departments. If a neighborhood wanted a façade program funded, as in the situation presented by Ms. Martin-Carr, the neighborhood would need to contact DCDP since it administers the program.



Ms. Dudley questioned why there was an individual section devoted to Over-the-Rhine and the West End neighborhoods. Mr. Torres replied that the program does not necessarily exclude other neighborhoods, but the City Administration wished to change focus and target assistance to make a visible impact. Everything in the Action Plan regarding Findlay Market and the West End was in the previous year budget; however, the Findlay Market Ambassadors Program is a new program, similar to the previously funded program, Project Impact OTR.

Considering allocations for Planning and Administration, CDAB members in attendance commented that the DCDP staff works very hard and should be provided adequate funding to properly do their jobs. Mr. Torres explained that no more money could be allocated to P&A since it is at its cap; however, most personnel in DCDP charge over 80% of their salaries to Consolidated Plan and General Capital projects, and to the General Fund.

### **2005–2009 Consolidated Plan**

Katherine Keough-Jurs stated that in response to a request by Ms. Massey, she included in the information for board members, race distribution data for 2000. She explained that comparisons are difficult to make with 1980 and 1990 census data since there were different reporting categories. Also included was data on Cincinnati tenure by race and a tally of total Cincinnati races. In reply to Mr. Fisher questioning why Hispanics were not included, Mr. Torres explained that Hispanics are reported as a subset of the other races. He estimated that there were approximately 20,000 Hispanics in the Cincinnati area, but was not certain if that figure included the entire Tri-state area. Ms. Massey expressed concern that Hispanics may not have been adequately represented in the Consolidated Plan. Mr. Torres stated that Su Casa was included in DCDP's Human Services section contact list.

Ms. Keough-Jurs stated that she provided the Board with a synopsis of the preliminary research and needs analysis that was completed to assist in the development of the goals and objectives for the 2005–2009 Consolidated Plan. Included in the research was an examination of census data and neighborhood plans. Ms. Keough-Jurs pointed out that there are 12 neighborhoods listed that are considered as “on the cusp,” which means that they are on the verge of becoming either eligible or ineligible for CDBG funding in that they are between 45% and 60% low to moderate income neighborhoods. Mr. Edmondson commented that with the demolition of housing and the subsequent displacement of individuals, what were pristine neighborhoods are decaying. Ms. Keough-Jurs acknowledged that a decrease in the quality of life in the “on the cusp” neighborhoods is occurring and that those areas are targeted in the goals and objectives.

Ms. Keough-Jurs described the outline of the proposed 2005-2009 Consolidated Plan. While the goals and objectives target areas and recommend activities, activities are not specified, which will allow for more flexibility. Each goal recommends using all sources of funding, which indicates the Plan is a policy document. For example, if CDBG funds are not used, the goals are recommended to be accomplished by utilizing other resources.

The goals and objectives are divided into Housing and Other Community Needs. (There will be two additional sections for Homeless and Special Populations, which are being developed by Michelle Budzek, with the Continuum of Care.) The Housing Objectives include a new element recommending the development of mixed-use housing developments. Other Community Needs includes goals and objectives for Economic Development and Quality of Life. She pointed out that in addition to targeting existing neighborhood business districts (NBDs), a new aspect of the Plan includes prioritizing NRSAs and Strategic Program for Urban Redevelopment (SPUR) districts. Technical assistance and support for CDCs is also a recommended activity to promote business development in NBDs. NRSAs are also prioritized in

the Quality of Life Goals, which focus on eliminating blighting influences and improving health and safety. Block Watch, Citizens on Patrol and Community Problem Oriented Policing (CPOP) are recommended crime reduction activities.

Mr. Fisher questioned if information regarding the Analysis to Impediments to Fair Housing was being incorporated into the document. Mr. Torres replied that it needed to be taken into account, but it did not need to be a part of the Consolidated Plan. He also stated that he had reviewed a draft of the Analysis, which incorporated the Housing Advisory Council report. Although there were no specific recommendations in the draft, he did not find anything that was contradictory to the preliminary goals and objectives.

Mr. Edmondson and Ms. Dudley expressed concern regarding the abundance of tires dumped on empty lots. Discussion included the City addressing the issue by ordinance, developing a program to shred old tires, and mandating that car dealers should take them. Ms. Keough-Jurs agreed that tires could be included in the Quality of Life Goal of eliminating blighting influences.

Ms. Massey suggested that an effort be made to include other entities, including the Police and City Schools, in developing the Consolidated Plan to address issues including youth, crime, and migration from neighborhoods.

Ms. Keough-Jurs stated that comments and questions regarding the ADDI Program, Requested Budget, and 2005-2009 Consolidated Plan preliminary goals and objectives were being requested from the Board by August 20, 2004. A public hearing is scheduled for September 9<sup>th</sup> at 7:00 p.m. Information packets, which include the information the Board was given on the ADDI Program, the Requested Budget and preliminary goals and objectives, are also being mailed to stakeholders with a request for comments. Advocates of Affordable Housing requested a forum discuss Housing issues. It is scheduled for Tuesday, August 24. There will also be a forum regarding economic development; however, it is not yet scheduled.

Ms. Skirtz stated the next meeting would be on September 2, 2004 at 4:00 p.m. in the J. Martin Griesel Room, Centennial Plaza II, 805 Central Avenue.

The meeting adjourned at 5:45 P.M.

## **MINUTES OF THE COMMUNITY DEVELOPMENT ADVISORY BOARD**

**THURSDAY, SEPTEMBER 2, 2004**

**4:00 P.M., QUEEN CITY ROOM, CENTENNIAL PLAZA II**

The meeting was called to order by Chair Alice Skirtz at 4:10 P.M. A quorum was not present.

Members Present: Chair Alice Skirtz, William Edmondson, Frank Fisher, Delores Hutchins, Bernice Marshall, Jacqueline Martin-Carr, and George Rowe

City Staff Present: John Dietz, Senior Management Analyst, Budget and Evaluation Office (B&E); Sharon Johnson, Administrative Technician, B&E; Katherine Keough-Jurs, City Planner, Department of Community Development and Planning (DCDP); Tashawa Perrin, Community Development Analyst, DCDP; Gerry Torres, Senior Management Analyst, B&E; Jennifer Walke, DCDP

### **Welcome and Introduction**

Chair Skirtz welcomed those in attendance. Community Development Advisory Board (CDAB) members and City staff made individual introductions.

Ms. Hutchins expressed concern regarding leaks not being addressed in the Alexandria Apartments. Staff indicated they would forward the information to the Project Manager, Mark Jones.

### **Consideration of August 5, 2004 Meeting Minutes**

Chair Skirtz stated that since a quorum was not present, the August 5, 2004 minutes could not be accepted or rejected; however, the Board could make corrections or additions. In reply to Mr. Fisher, Mr. Torres confirmed that the proposed Findlay Market Ambassadors program is a new program and that Project Impact OTR is no longer funded. There were no changes recommended to the minutes.

### **Hispanic Population Data**

Katherine Keough-Jurs introduced Jennifer Walke, a recent graduate of the University of Cincinnati's College of Design, Architecture, Art and Planning, who was hired by DCDP to assist with the 2005-2009 Consolidated Plan (ConPlan). Ms. Keough-Jurs stated that because information regarding Cincinnati's Hispanic population was not included in the race distribution data that was distributed at the last CDAB meeting, Ms. Walke assisted in compiling data for the Board's review. Ms. Walke pointed out that even though Cincinnati's Hispanic and Latino population almost doubled between 1990 and 2000, Hispanics comprise only 1.28% of Cincinnati's total population. According to the 2000 Census, the highest concentration of Cincinnati's Hispanic population lives in Lower Price Hill where they represent 11% of the neighborhood's population.

Ms. Walke provided additional statistics on Cincinnati's Hispanic population including the following: the median age is 26.2; nearly 73% are citizens of the U.S.; households are typically two persons; 74% rent their homes; the majority have some college, and most have a Bachelor's degree or higher. 71% speak English; 6.35% do not speak English at all; and 23% live below the poverty line. Ms. Keough-Jurs added that with the Hispanic population growing in the U.S., she anticipated that Cincinnati would continue to see an increase.

In response to Ms. Martin-Carr's question about the number of Hispanic residents in the West End, Ms. Walke stated that in the 2000 Census, 119 residents in the West End neighborhood listed themselves as Hispanic. Ms. Martin-Carr questioned the accuracy of the data since she believed they comprised a larger



percentage of the West End's population. In reply to Ms. Hutchins and Ms. Martin-Carr, who questioned why the Hispanic data was being presented, Ms. Keough-Jurs stated that race distribution data was distributed at the August 5, 2004 CDAB meeting in response to a request by CDAB member Ms. Massey. Data on Cincinnati's Hispanic population was being presented today because Ms. Massey stated at the August 5 meeting that she was specifically looking for information on Cincinnati's Hispanic population (which was not included because the Census categorizes Hispanic as an Ethnicity, rather than a Race). Mr. Fisher pointed out that one of the largest changes in the Hispanic data from 1990 to 2000 was the 305% increase in Hispanics whose income was over \$50,000. Chair Skirtz requested that staff ensure that Ms. Massey receives a copy of the Cincinnati Hispanic population data.

### **Discussion**

Gerry Torres reviewed answers to questions the CDAB submitted regarding the American Dream Downpayment Initiative (ADDI) and the 2005/2006 Budget.

### **American Dream Downpayment Initiative (ADDI)**

In response to a question regarding whether an applicant must obtain a commitment for mortgage financing as a prerequisite to qualify for the ADDI loan/grant, Mr. Torres explained that the applicant does not have to obtain a commitment for mortgage as a prerequisite because after approval, the applicant will be allowed up to 90 days to obtain the mortgage. Thereafter, the commitment is withdrawn. Ms. Perrin explained that during the preliminary interview, the potential applicant's credit report would be reviewed. If necessary, the individual would be asked to correct situations prior to applying to the program. In response to Ms. Martin-Carr, Ms. Perrin confirmed that the Homeownership Center would assist the individual in correcting the problems. Ms. Martin-Carr suggested that the definition of a first-time homebuyer should be broader. Ms. Perrin replied that the definition (as appearing in Addendum I) could not be changed since it was pre-defined by HUD. Ms. Perrin stated that individuals interested in applying to the ADDI program should contact her directly. Mr. Torres pointed out that mortgage limits were corrected in the updated ADDI program description that was distributed to the Board.

### **2005-2006 Consolidated Plan Budget**

In response to a request to explain the terms "moderate income", "low income", and "very low income", Mr. Torres said that "moderate income" is defined as being within 50-80% of the Area Median Income (AMI); "low income" is 30-50% AMI; and "very low income" is within 0-30% AMI. Mr. Torres stated out that the handout given to the Board defines the terms based on the AMI for a family of four (although AMI is available for all family sizes) and provides a breakdown of upper income limits for each income group.

In response to a suggestion that the budget should be better integrated with the proposed goals and objectives of the 2005-2009 Consolidated Plan, Mr. Torres stated that the two documents would be integrated prior to the September 9 CDAB Public Hearing. Staff had waited to reorganize the budget document so that input from the CDAB and other stakeholders could be incorporated. A suggestion was made to show the actual program results from the prior year so that comparisons could be made with the 2005 and 2006 goals. Mr. Torres stated that the prior year program accomplishments are reported in the 2003 CAPER (distributed at the prior CDAB meeting), which is in the same format as the Requested Budget document. Mr. Torres agreed that it would be good to incorporate the information in the future.

\* Chair Skirtz pointed out that in many activities, the goals have been exceeded.

A member of the CDAB submitted a comment opposing any operational funds for Findlay Market. Mr. Torres stated that the Board might want to consider having an interim meeting to address this and other

funding changes the CDAB may elect to recommend.

In reply to CDAB member Ms. Dudley's question at the last meeting, staff investigated why funding for the SOAR program was discontinued. Mr. Torres explained that the City put out a Request for Proposals (RFP) for programs as a match for Workforce Investment Act (WIA) funds. In 2000 and 2001, the SOAR program was funded by the Employment and Training Division under the General Fund. After 2001, the application for the SOAR program was not competitive as compared to others submitted in response to the RFP. Chair Skirtz pointed out that the program was still in operation and is being funded by other sources.

Mr. Torres provided additional information regarding the Strategic Program for Urban Redevelopment (SPUR) in response to a CDAB member's request. Mr. Torres explained that in prior years, the project was funded for \$300,000 per year under the name "Brownfields Redevelopment." In the last few years, SPUR has been funded for \$500,000. In reply to Ms. Martin Carr, Ms. Keough-Jurs stated that the funds are not obtained through an application process, but are allocated for use to assist in the redevelopment SPUR districts. She explained that the City identified 16 SPUR districts within the City of Cincinnati, many of which are located along the Millcreek corridor. The districts may or may not have land that is contaminated, and may include vacant or underutilized land. Funds allocated to this program would be used to clean up the sites for light industrial or commercial redevelopment. In reply to Ms. Marshall, Mr. Torres explained the SPUR program was not associated with the vacation of Huntington Meadows and that the SPUR districts are targeted for light industrial development, and not residential.

#### HOPWA and ESG Recommendations

The Board received spreadsheets showing preliminary Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) allocations. Mr. Torres noted that the ESG recommendations would change by approximately \$20,000 since the City administrative cost (which is needed to pay for the contract facilitating the process) was omitted. The Partnership Center anticipates submitting ESG and HOPWA program descriptions and recommended allocations by September 9, the date of the CDAB Public Hearing. Chair Skirtz stated that she has been closely affiliated with the "Prince of Peace" process whereby recommendations for ESG allocations are made. They have a variety of participants including the homeless, service providers, and community groups. In her opinion, it is a very good process in which all the participants agree upon the final recommendations.

#### CDAB Public Hearing

Mr. Torres stated that the announcement for the Public Hearing on September 9<sup>th</sup> was published in the Enquirer on two separate days, as well as the City Bulletin. The notification was also mailed approximately one month ago to over 150 stakeholders, including community councils, Cincinnati Metropolitan Housing Authority, and Su Casa. Mr. Torres added that he had invited Robin Corathers, Executive Director of the Mill Creek Restoration Project to the Public Hearing. He brought the Board's attention to an email in which Ms. Corathers requested that the City Administration reconsider the 29% reduction in the 2005-2006 CDBG budget for the Mill Creek Greenway Program and limit the reduction to 10% or less. Mr. Fisher questioned how they had utilized previous allocations. Mr. Torres replied that the Program's focus is to revitalize the Mill Creek and the neighborhoods within the Mill Creek corridor. The Program recruits thousands of volunteers and also provides paid, on-the-job training for low-income people from the areas. Ms. Corathers indicates that because they use CDBG funds to leverage other funding, the reduction could result in the loss of millions of dollars from other public and private sources over the next

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\* Since the date of this CDAB meeting, a column was added to the 2005-2006 Consolidated Plan Budget to allow for the reporting of the prior year accomplishments.

two years. Ms. Marshall commented that she has seen their workers make significant improvements to the area. Mr. Edmondson agreed that it is a worthwhile program, producing results that could revitalize the area, increase the tax base, and attract residential and commercial development.

### **2005-2009 Consolidated Plan**

Ms. Keough-Jurs stated that approximately 32 people attended the Housing forum on August 24, 2004, which was held during a regular meeting of the Affordable Housing Advocates (AHA). Approximately 10 stakeholders attended the Economic Development forum on August 26, 2004. Comments are still being taken that will be incorporated into a draft which she anticipated being given to the CDAB prior to the September 30<sup>th</sup> CDAB meeting. Mr. Fisher questioned if AHA felt their concerns were reflected in the (proposed) ConPlan. Ms. Keough-Jurs stated that a primary concern was that while they understood the importance of being strategic and targeting areas where tremendous improvement could be made with little effort, they felt that traditionally lower-income areas might be left out. They also expressed concern with categorizing neighborhoods as being “on the cusp.” Being included in the list of “cusp” neighborhoods may make residents hesitant to receive affordable housing in their area. They suggested that the areas be called something other than “on the cusp,” e.g., strategic investment areas. In addition, AHA believed the Homeownership goal of 250 units over five years was too low. Chair Skirtz stated that AHA felt the ConPlan focused on rehabilitation, and wanted to ensure that new construction for infill was included. Ms. Keough-Jurs stated that new housing was included as a goal; however, there was a need to emphasize that new housing would be developed in accordance with the Impaction Ordinance.

In reply to Chair Skirtz, Ms. Keough-Jurs stated that the ConPlan would address the recommendations from the Analysis of Impediments to Fair Housing and the Housing Advisory Committee. Mr. Torres stated that the ConPlan must take the Analysis of Impediments Fair Housing into account; however, it does not necessarily have to be a part of the ConPlan.

Mr. Edmondson questioned whether there was any information as to the amount of vacant land available for infill housing. Ms. Keough-Jurs stated that the former City Planning Department completed a parcel-by-parcel study in 2002. In response to Ms. Martin-Carr, Ms. Keough-Jurs stated that the Vacant and Condemned list is a different list, but the two lists could be used together to provide great information to address infill housing in many different neighborhoods.

### **Next Meeting**

The Board agreed to have an additional meeting to consider public comment and discuss recommendations. The CDAB’s next meeting is scheduled for Thursday, September 23, 2004 at 4:00 p.m. in the J. Martin Griesel Room, Centennial Plaza II, 805 Central Avenue.

### **Adjournment**

The meeting adjourned at 5:25 P.M.

**MINUTES OF THE COMMUNITY DEVELOPMENT ADVISORY BOARD**

**THURSDAY, SEPTEMBER 23, 2004**

**4:00 P.M., QUEEN CITY ROOM, CENTENNIAL PLAZA II**

The meeting was called to order by Chair Alice Skirtz at 4:10 P.M. A quorum was not present.

Members Present: Chair Alice Skirtz, Bernice Marshall, George Rowe, and Chanda Monroe-Williams

City Staff Present: Katherine Keough-Jurs, City Planner, Department of Community Development and Planning (DCDP); Gerry Torres, Senior Management Analyst, B&E; Jennifer Walke, DCDP

Others: Michelle Budzek, The Partnership Center

**Welcome and Introduction**

Chair Skirtz welcomed those in attendance.

**Consolidated Plan**

Katherine Keough-Jurs briefed the CDAB on the current status of the Consolidated Plan. As of that date, the Plan was divided in three volumes:

Volume 1: Census Data – This volume would be used for reference, maybe it would not be requested as often as Volumes 2 and 3

Volume 2: Goals and Objectives – This volume would include the five-year goals and objectives, public comments, and City responses. When entities request certification of conformity with the Consolidated Plan, this volume would likely be the reference.

Volume 3: Action Plan (Budget) – This is the familiar budget document. It would be updated every year to reflect programs funded in that particular year.

**Homeless Population Objectives**

Michele Budzek briefed the CDAB on the Homeless Objectives. The Partnership Center recently conducted a one-time count of the homeless population in Hamilton County (including Cincinnati). Another one would be done in January as required by HUD.

The Coalition for the Homeless has established a goal to end chronic homelessness by 2012. Goals submitted for the Consolidated Plan attempted to contribute to this goal, and include both “quantity” and “quality” objectives.

The City of Cincinnati has an ordinance that establishes minimum standards for homeless shelters. Cincinnati was one of the first cities in the Country to establish such standards (1986). Standards include staffing ratios, health and safety, zoning and fire code certifications, budget, accounting, etc.

Under the current ESG allocation process, funding recommendations are made under a peer review process. Agencies cannot apply for ESG funds unless they meet the City minimum standards. The peer review process looks at audits, fire certifications, and the other requirements listed in the City ordinance. Funding has been denied to providers in the past based on failure to meet minimum standards.

### **Other Business**

Ms. Chanda Monroe-Williams suggested that Consolidated Plan objectives could have baselines listed in the objectives. For example, if the need for housing units in Cincinnati is “x”, Consolidated Plan funding could be used to meet “y” portion of the need.

Bernice Marshall said that CDAB member participation during this process had been lacking. She obtained from staff an updated CDAB member list so she could encourage each member to attend the last scheduled CDAB meeting.

### **Next Meeting**

The CDAB’s next meeting is scheduled for Thursday, September 30, 2004 at 4:00 p.m. in the J. Martin Griesel Room, Centennial Plaza II, 805 Central Avenue.

### **Adjournment**

The meeting adjourned at 5:25 P.M.

## **MINUTES OF THE COMMUNITY DEVELOPMENT ADVISORY BOARD**

**THURSDAY, SEPTEMBER 30, 2004**

**4:00 P.M., QUEEN CITY ROOM, CENTENNIAL PLAZA II**

The meeting was called to order by Chair Alice Skirtz at 4:18 P.M. A quorum was present.

Members Present: Chair Alice Skirtz, Bernice Marshall, George Rowe, Beverly Massey, Karen Dudley, Jacqueline Martin-Carr, Frank Fisher, Daniel Key, William Edmondson, and Chanda Monroe-Williams

City Staff Present: Oren J. Henry, Acting Director of Community Development and Planning; Katherine Keough-Jurs, City Planner, Department of Community Development and Planning (DCDP); Gerry Torres, Senior Management Analyst, B&E; Jennifer Walke, DCDP

### **Consolidated Plan**

Katherine Keough-Jurs briefed the CDAB on the contents of the package distributed to them. As of that date, the Plan was divided in three volumes:

Volume 1: Existing Conditions – This volume would include census data, several maps, the 48 neighborhood profiles (10 pages each). This section could be updated on a regular basis and could be used by some people or groups who did not care about the rest of the Consolidated Plan.

Volume 2: Goals and Objectives – This volume would include needs and strategies. Regarding homeless and special populations, Michelle Budzek had done a very thorough brief at the last meeting. These goals are very specific and deal with both quantity and quality of services.

The Housing and Other Community Needs objectives include programs we already have. The section was not yet finished. City staff was looking at closing the gaps with needs identified by citizens. John Schrider from Legal Aid had been contacted to explain where he had obtained the number stating that there was a need for 23,000 affordable housing units.

This volume would also include the Citizen Participation Plan and public notices. It would have a place for minutes from the CDAB meetings, a listing of stakeholders, questions and answers, copies of newspaper notices, etc. This is probably the section people would refer to for the five-year period.

In response to a question from Karen Dudley, Katherine Keough-Jurs stated that the neighborhood profiles and the rest of the Consolidated Plan would likely be posted on the City web site.

Volume 3: Action Plan – This section is the familiar budget document and would also include all the goals and objectives.



### **American Dream Downpayment Initiative Consolidated Plan Amendment**

Karen Dudley was concerned with the definitions of “first time homebuyer”. She asked how would the City interpret a situation where the spouse was no longer living in a household due to separation, but the name of the spouse was still on the mortgage note. Jacqueline Martin-Carr suggested that in such a case, the spouse should remove his/her name from the note in order to avoid situations where spouses got back together after the City had assisted with downpayment assistance on the second house. Karen Dudley stated that she just wanted to make sure the definitions were clear.

Bernice Marshall was concerned with the City encouraging people who were not ready to be homebuyers into a mortgage, and then being faced with several foreclosures. Staff stated that the loans would have to be underwritten by a financial institution. In addition, the housing counseling providers would be expected to tell those who were not ready that they could not be approved for the program at this time.

Bernice Marshall moved to accept the proposed ADDI Amendment to the 2000-2004 Consolidated Plan. Beverly Massey seconded the motion. The CDAB approved the Amendment with the caveat that the definition of first-time homebuyer was applied a previously discussed and that the counseling portion includes post-purchase counseling.

### **Minutes of Previous Meetings**

During the discussion on the ADDI Amendment a quorum became present. Upon a motion by Frank Fisher, the Community Development Advisory Board approved the minutes of the August 5, September 2, and September 23 CDAB meetings.

Upon a motion from Jacqueline Martin-Carr, seconded by Bernice Marshall, the CDAB approved the minutes from the September 9 public hearing. Karen Dudley abstained.

### **2005/2006 Consolidated Plan Budget**

Ms. Skirtz stated that the CDAB had been presented a balanced budget for consideration. However, the Millcreek Restoration Project had requested additional funding from the 2005 and 2006 budgeted amount of \$125,000.

Karen Dudley pointed that some programs should eventually become self-sufficient. It was pointed out that Millcreek does not produce revenue like other programs funded under the Consolidated Plan, their product is an environmental impact. Bernice Marshall said that situations like this are what the CDAB was all about. That funding should be a helping hand to get permanent funding sources, and that the CDAB could have elected to cut the program altogether. However, she admitted that the Millcreek Restoration Project had so far done a great job in turning the area from polluted to greenway and it was important. George Rowe stated that the Millcreek was a health hazard and something had to be done with it.

Jackie Martin-Carr said that this activity had been receiving funding for years, and wondered how the West End could benefit from a similar situation. George Rowe pointed out that the Mill Creek impacted the West End.

Jackie Martin-Carr stated that there were budget cuts in previous years and the Millcreek project had been held harmless. Chanda Monroe said that the names in the budget did not change, that the purpose of City funding should be to help and initiate programs, and that then they should find other sources of funding.

It was time to let other programs in.

Daniel Key was of the opinion that the Millcreek project should be given \$125,000 this biennium, but that they should plan on finding other sources of funding in the future.

Bill Edmondson said that work like that of the Millcreek increased property values in the area, which in turn increased the tax base, that the City investment had a return.

Karen Dudley said that the Millcreek project should not feel singled out. Neighborhood Revitalization is taking a 50% cut. Bernice Marshall said that they should receive \$125,000 this biennium, but that all agencies should know going forward that this did not mean they would get funding indefinitely. Daniel Key asked when was the last time the CDAB did full program reviews of those entities requesting funding under the Consolidated Plan, and that it should be done again in the future.

Frank Fisher opposed cuts to the Millcreek Restoration Project.

A short discussion regarding the Continuum of Care process followed.

Oren Henry stated that approval of the Consolidated Plan Budget meant that the City Manager would take the CDAB's recommendation into consideration when recommending the Consolidated Plan budget to Council.

Bernice Marshall made a Motion that the 2005/2006 Consolidated Plan budget be approved as requested by Departments, with the stipulation that all programs, including the Millcreek Restoration Project, should be advised not to rely on City funds for indefinite periods of time, and that any presentations for renewal of funding in the next biennium include assessment of completions of program goals to determine if funding should continue. Karen Dudley provided a second, and the Motion passed.

#### **Approval of the 2005-2009 Consolidated Plan**

With a quorum present, Frank Fisher made a Motion that the 2005-2009 Consolidated Plan be approved. Karen Dudley provided a second, and the Motion passed.

Katherine Keough-Jurs stated that she would continue accepting CDAB input for the document for the next two weeks.

#### **Adjournment**

The meeting adjourned at 5:45 P.M.





**MAILING SENT TO OVER 200 COMMUNITY STAKEHOLDERS  
AND STAKEHOLDER GROUPS  
REQUESTING COMMENT ON THE 2005-2009 GOALS AND OBJECTIVES  
AND 2005-2006 REQUESTED CONSOLIDATED PLAN BUDGET  
AND GIVING NOTIFICATION OF THE PUBLIC HEARING**



# City of Cincinnati



Department of Community Development and Planning

Two Centennial Plaza  
Suite 700  
805 Central Avenue  
Cincinnati, Ohio 45202  
Phone (513) 352-6146  
Fax (513) 352-6113

August 12, 2004

Dear Community Stakeholder:

Enclosed are the preliminary goals and objectives for the *Housing* and *Other Community Needs* sections of the City of Cincinnati's 2005-2009 Consolidated Plan – the City's five-year plan for allocation of funding from the Community Development Block Grant Program (CDBG), HOME Investment Partnership Program, the Emergency Shelter Grant Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA), granted to us through the U.S. Department of Housing and Urban Development (HUD). Also enclosed is the 2005-2006 Consolidated Plan budget request.

You are invited to review this information as a key member of Cincinnati's housing or economic development community. We are interested in receiving your feedback about these proposed goals and objectives and the 2005-2006 Consolidated Plan budget request. Please feel free to share this information with other members of your organization. For your convenience, a comment form is included on page two of this letter. We ask that you please return the comment form by **Friday, August 27, 2004**.

Accompanying the goals and objectives is a short summary of existing conditions data for the City of Cincinnati based on 1980, 1990 and 2000 data from the U.S. Census Bureau and approved neighborhood plans. This research was used as a guide in the preparation of the 2005-2009 Consolidated Plan goals and objectives. These are overall goals and objectives, and the actual Consolidated Plan will reference additional recent studies and reports such as the Analysis of Impediments to Fair Housing, and the recommendations of the Housing Advisory Council and Human Services Advisory Council. Goals and objectives for the *Homelessness* and *Special Populations* sections of the Consolidated Plan will be developed and finalized at a series of special meetings in September, organized by the Continuum of Care process.

The 2005-2006 Consolidated Plan budget request (also known as the Action Plan) is a detailed description of the programs that various City Departments requested to be funded in the first two years of the plan. Please be advised that the Consolidated Plan budget request was developed using the goals and objectives from the 2000-2004 Consolidated Plan as a guide. The requested Consolidated Plan budget will be re-configured once the 2005-2009 goals and objectives are finalized. The various programs requested by City Departments may also change as a result of the Community Development Advisory Board (CDAB), the City Administration, or the Mayor's recommendations, or by City Council action during the budget approval process.

To provide a forum for questions and discussion, you are invited to attend one or all of the public meetings scheduled to discuss this information. Please see page three of this letter for more information.

The City of Cincinnati thanks you in advance for your participation in this important project. If you have any questions about this process, please contact Katherine Keough-Jurs at 513-352-4859 or [katherine.keough-jurs@cincinnati-oh.gov](mailto:katherine.keough-jurs@cincinnati-oh.gov) or Jennifer Walke at 513-352-4883 or [jennifer.walke@cincinnati-oh.gov](mailto:jennifer.walke@cincinnati-oh.gov).

Sincerely,

Oren J. Henry, Acting Director  
Department of Community Development and Planning

Equal Opportunity Employer

**Please join us...**

For questions and discussion about the  
***Preliminary Goals and Objectives for the  
2005 – 2009 Consolidated Plan and  
2005 – 2006 Consolidated Plan Budget Request***

You are invited to attend one or both of the following focus groups:

**Housing**

Tuesday, August 24

12 p.m. – 2 p.m.

Downtown Public Library, 3<sup>rd</sup> Floor Conference Room

800 Vine Street

At the regular meeting of the Affordable Housing Advocates

**Economic Development**

Thursday, August 26

2 p.m. – 4 p.m.

Centennial Plaza II, 1<sup>st</sup> Floor Conference Room

805 Central Avenue (across from City Hall)



You are also invited to attend the **Public Hearing** of the  
**Community Development Advisory Board (CDAB)**

Thursday, September 9

7 p.m. – 9 p.m.

City Council Chambers

801 Plum Street

RSVP for any of these meetings to  
Jennifer Walke, Department of Community Development and Planning  
At 352-4883 or [jennifer.walke@cincinnati-oh.gov](mailto:jennifer.walke@cincinnati-oh.gov)

## City of Cincinnati 2005-2009 Consolidated Plan

### *Preliminary Goals and Objectives*

**Vision Statement:** Cincinnati is a city of neighborhoods, each with its own distinct character and individual needs. Each neighborhood should thrive individually, as well as contribute to the success of the City as a whole. Each neighborhood should be a stable, attractive environment for various combinations of residential, commercial and industrial uses.

**Overall Development Goal:** Develop and support comprehensive efforts to revitalize neighborhoods while expanding economic opportunities and reducing blight. Development and support should strategically target parts of the community that demonstrate the best chance for significant change and/or prioritize neighborhoods that have experienced an increase in the number of persons in poverty and vacant housing units and a decrease in the number of families and owner-occupied housing units.

### **Housing**

**Housing Goal 1: Develop and maintain new and rehabilitated homeownership and rental units for a variety of income levels.**

Using all sources of funding, activities in support of this goal may include but are not limited to: homeownership, rental and mixed housing development and redevelopment; home repair grants; market rate, mixed-income, moderate and low- and very low-income housing development; infrastructure improvements; tax/permit fee assistance; technical assistance and support for Community Development Corporations (CDCs) developing housing; mixed-use commercial/office/residential development; and project market studies.

**Housing Objective 1:** Promote sustained and increased homeownership through new construction and renovation of housing units. New and renovated units should be focused in neighborhoods with homeownership rates at or below the City's average homeownership rate where the existing inventory of housing stock and/or available land supports development and/or redevelopment for homeownership units.

<u>Activity</u>	<u>Five-Year Goal</u>
Number of Homeownership Units	250

**Housing Objective 2:** Redevelop and renovate rental units for persons of low and very low-incomes. Redevelopment should be focused in neighborhoods with significant residential populations or those that previously had significant residential populations but have experienced an increase in vacant units, or within neighborhood business districts to create stronger mixed-use districts. Rental units are encouraged to be developed in conjunction with new homeownership units to create sustainable mixed-income communities.

<u>Activity</u>	<u>Five-Year Goal</u>
Number of Rental Units	984

**Housing Goal 2: Provide supportive services to help moderate, low and very low-income persons find and maintain high-quality rental and homeownership units.**

Using all sources of funding, activities in support of this objective may include but are not limited to: Fair Housing services; legal assistance; housing counseling; code related relocation assistance; assistance in making the transition to homeownership; down payment assistance; home maintenance training programs.

**Housing Objective 3:** Assist low and moderate-income renters make the transition to homeownership and successfully retain ownership of their homes. Services should be focused in neighborhoods that have seen more dramatic decreases in owner-occupied units or have housing stock most appropriate for first-time homeowners.

<u>Activity</u>	<u>Five-Year Goal</u>
Number of persons receiving assistance	9,675

**Housing Objective 4:** Provide assistance to low and very low-income persons in finding and retaining high-quality affordable rental units.

<u>Activity</u>	<u>Five-Year Goal</u>
Number of persons receiving assistance	24,550

## Other Community Needs

**Economic Development Goal 1: Promote commercial and industrial development and redevelopment.**

Using all sources of funding, activities in support of this objective may include but are not limited to: revitalization of neighborhood business districts (NBDs); office and retail development; land assembly; physical and technological infrastructure and site improvements; streetscape improvements; façade improvement programs; enterprise zone agreements; Brownfields redevelopment; mixed-use development; and project market studies.

**Economic Development Objective 1:** Support the development of new and expanded retail and office uses through funding assistance and public improvements. Support should be targeted to redevelopment of existing commercial areas, focusing on designated NBDs and prioritizing those within designated Neighborhood Revitalization Strategy Areas (NRSAs). Where necessary, NBDs should be stabilized by reduction in NBD size through housing development in peripheral areas and/or on upper floors of commercial buildings.

<u>Activity</u>	<u>Five-Year Goal</u>
Number of businesses receiving assistance	610

**Economic Development Objective 2:** Encourage the development of new and expanded low-intensity industrial uses and the remediation and redevelopment of vacant and underutilized industrial property into light-industrial or commercial uses. Support in the form of funding assis-

tance and public improvements should be targeted to the designated Strategic Program for Urban Redevelopment (SPUR) districts, prioritizing the traditional industrial corridors in the Mill Creek valley.

<u>Activity</u>	<u>Five-Year Goal</u>
Number of businesses receiving assistance	16

**Economic Development Goal 2: Improve the economic conditions of people and organizations in order to promote business development and employment opportunities.**

Using all sources of funding, activities in support of this objective may include but are not limited to: economic education; banking services; credit counseling; technical assistance to small business and micro-enterprises; small business loans; job training and placement for adults and youth; job transportation services; supportive employment services; technical assistance and support for CDCs assisting NBDs.

**Economic Development Objective 3:** Support economic education and financial services for residents and businesses to increase the number of financially secure residents and successful, sustainable businesses in Cincinnati. Services should focus on development of small businesses and micro-enterprises and on neighborhoods with increasing levels of poverty despite increasing educational and/or income levels.

<u>Activity</u>	<u>Five-Year Goal</u>
Number of persons receiving assistance	337
Number of businesses receiving assistance	1,700

**Economic Development Objective 4:** Provide support for job-training and placement services and other employment opportunities for adults and adolescents. Services should target neighborhoods with rising levels of poverty and/or unemployment despite increasing educational and/or income levels.

<u>Activity</u>	<u>Five-Year Goal</u>
Number of persons receiving assistance	2,000

**Quality of Life Goal: Promote sustainable neighborhoods through elimination of blighting influences and improved health and safety.**

Using all sources of funding, activities in support of this objective may include but are not limited to: code enforcement; mitigation of vacant and abandoned properties and buildings; environmental remediation; crime reduction; lead reduction activities; development of parks and greenspace; health services; receivership activities; public service facilities improvements; preservation and renovation of historic properties; and youth services and activities.

**Quality of Life Objective 1:** Support the mitigation and/or removal of blighting influences such as non-code compliant buildings and properties; vacant and abandoned buildings and properties; abandoned automobiles; and environmental contamination, including underground storage tanks and lead hazards. In turn, support positive methods of combating blight through



development of parks and greenspace, youth services and activities, health services preservation and renovation of historic properties, and public facilities improvements. Services should focus on primarily residential neighborhoods and designated NBDs, prioritizing those areas designated as Neighborhood Revitalization Strategy Areas (NRSAs).

<u>Activity</u>	<u>Five-Year Goal</u>
Number of persons receiving assistance	115,000
Number of facilities receiving improvements	44
Number of housing units remediated	8,200

**Quality of Life Objective 2:** Provide assistance to community groups aggressively working to improve the safety and perception of safety in their neighborhoods through Block Watch, Citizens on Patrol, Community Problem Oriented Policing (CPOP) and other crime reduction activities. Services should focus on primarily residential neighborhoods and designated NBDs, prioritizing those areas designated as Neighborhood Revitalization Strategy Areas (NRSAs).

<u>Activity</u>	<u>Five-Year Goal</u>
Number of community groups receiving assistance	275

**City of Cincinnati  
2005-2009 Consolidated Plan**

**Existing Conditions Research and Needs Analysis**

Preliminary existing conditions research consisted of an analysis of 1980, 1990 and 2000 U.S. Census data and active neighborhood plans approved by Cincinnati's Planning Commission and City Council. The 2005-2009 Consolidated Plan Goals and Objectives were developed using this research as a guide.

**US Census Data Analysis**

An analysis of U.S. Census data from years 1980, 1990 and 2000 reveals certain trends in the neighborhoods within the City of Cincinnati. These trends include:

**Population Loss**

- City of Cincinnati population has dropped 14% over the past 20 years from 385,457 to 331,285
- This population loss is most critical in the neighborhoods designated low and moderate income (LMI)
- All neighborhoods have a decreasing population of young people (residents under age 25)
- All neighborhoods are losing Family Households and gaining Non-Family Households and Single Person Households
- Female Heads of Household with and without children are on the rise City-wide

**Increasing Income and Decreasing Poverty**

- The City's median household income increased to \$29,493 in 1999
- The City's poverty rate is 21.5%, which is a decrease from 24.3% in 1990
- 32 of the City's 48 Statistical Neighborhood Areas (SNAs) are LMI-eligible
- 7 additional neighborhoods are on the verge of becoming LMI-eligible at 45% LMI or higher

**Housing Changes**

- The City's total number of housing units decreased by 5% since 1980
- For occupied units, those that are owner-occupied units has increased from 38% to 39%
- Vacant units increased 20% since 1980
- 40% of the City's total housing units were built before 1940
- 93% of the City's total housing units were built before 1970

**Workforce Changes**

- The number of people in the Civilian Labor Force (CLF) has dropped 7%
- The number of persons employed dropped 6%
- The number of person unemployed dropped 22%

**Higher Levels of Educational Attainment in Residents Age 25 and up**

- There was a 75% increase in the number of residents who had attended some college
- There was a 39% increase in the number of residents who had received a Bachelor's Degree or higher
- In 1980, 42% of the City of Cincinnati population over age 25 had attained less than a high school education; by 2000 that dropped to 23%
- Dramatic increases in educational attainment in LMI neighborhoods in particular
- The number of residents with less than a high school education is decreasing;
- However, there are some neighborhoods that still have a high percentage of residents without a high school degree

## **Review of Neighborhood Plans**

This analysis shows trends in the types of strategies for neighborhood revitalization recommended by neighborhood stakeholders in the 32 neighborhoods with active neighborhood plans approved by Cincinnati Planning Commission and City Council.

### **Some Neighborhoods Have No Approved, Strategic Direction**

- 32 neighborhoods have active plans, 20 neighborhoods have no active plan
- Of the 43 active plans, 19 are for LMI neighborhoods, 13 are for non-LMI neighborhoods

#### *Neighborhoods with an Active Plan*

(\* denotes full community plans)

Avondale	Evanston	Mt. Lookout	Riverside*
Bond Hill	Hyde Park	Mt. Washington	Roselawn
Clifton Heights	Kennedy Heights*	North Avondale	Sedamsville*
College Hill	Linwood*	Northside	S. Cumminsville
Col. Tusculum	Lower Price Hill	Oakley	Walnut Hills*
Corryville	Madisonville	OTR*	West End
East End*	Mt. Airy	Pleasant Ridge*	West Price Hill
East Price Hill	Mt. Auburn*	Queensgate	Westwood

#### *Neighborhoods Without an Active Plan*

California	East Walnut Hills	Mt. Adams	Millvale
Camp Washington	East Westwood	North Fairmount/	South Fairmount
Carthage	Fairview	English Woods	University Heights
CBD-Riverfront	Fay Apartments	Paddock Hills	Winton Hills
Clifton	Hartwell	Sayler Park	Winton Place

### **Top 10 Plan Recommendations from All Plans**

1. Roadway improvements, traffic/pedestrian safety
2. Streetscape/Gateway Improvements
3. Business Recruitment and Retention
4. Blight Removal/Code Enforcement
5. NBD/Neighborhood Marketing
6. Housing Renovation/New Construction/Mixed Use
7. Collaboration with Other Neighborhoods, Municipalities, Groups
8. Better Lighting
9. Multi-Modal Transit
10. Parks, Recreation and Greenspace

### **Different Concerns in LMI Plans and Non-LMI Plans**

- Greater concerns in LMI neighborhoods are: Housing, Parks and Recreation, Transit
- Greater concerns in non-LMI are: Streetscape Improvements, Marketing, Collaboration, Utility Consolidation, Quality of Life Laws, Block Watch

## **Summary**

The analysis of U.S. Census data and active neighborhood plans exposes the needs of Cincinnati's neighborhoods and suggests that there is a rationale to taking a more strategic approach to development support in this community.

### **The Primary Needs Determined by the Analysis of U.S. Census Data**

- We need to bring more families back into the City – housing alternatives are a way to do this
- We must make neighborhoods attractive for young people (under age 25)
- There is a need to create more jobs and job readiness skills
- We need to determine why some neighborhoods are seeing increases in poverty despite increasing incomes and decreasing poverty City-wide
- Levels of educational attainment must continue to increase
- We must concentrate on increasing the number of owner-occupied units
- We must improve rental housing
- We must focus on eliminating vacant housing units through rehabilitation or demolition when necessary
- We need to keep an eye on SNAs “on the cusp” – 7 that may become LMI-eligible and 5 already LMI-eligible, but in a position to return to non-eligible status.

*Neighborhoods “on the cusp”:*

May become LMI-eligible:

Clifton

College Hill

E. Walnut Hills

Hartwell

Kennedy Heights

Mt. Washington

May return to non- eligible:

Evanston/East Walnut Hills

Mt. Airy

Riverside/Sayler Park

West Price Hill

Westwood

### **According to Neighborhood Plans, the Following Types of Activities Will Help Revitalize Neighborhoods**

*Activities that:*

- Improve pedestrian safety, make neighborhoods more physically accessible
- Make aesthetic improvements to the physical surroundings or help create a sense of place
- Help existing businesses expand, recruit new businesses, fill vacancies, and help with environmental remediation
- Create new affordable and market rate housing units, help owners renovate both owner- and renter-occupied housing units.
- Improve parks and recreation areas and preserve hillsides and greenspace
- Help eliminate vacant or abandoned buildings and lots, and help with weed and litter control, elimination of abandoned cars, concentrated code enforcement, and property maintenance campaigns such as building façade and awning programs
- Improve access to employment and local amenities through enhanced public transportation such as bus or light rail, as well as better, safer bicycle routes
- Provide more focused marketing of and assistance for neighborhoods and business districts to give better support to community groups
- Improve lighting for pedestrians on streets and in parking lots
- Assist with and encourage better collaboration between community groups, City departments, other municipalities, and individuals such as landlords and tenants

***The 2005-2009 Consolidated Plan Goals and Objectives were developed using this research as a guide.***



## **STAKEHOLDERS AND STAKEHOLDER GROUPS**

The following individuals and organizations received notification about public hearings, were asked to comment on the preliminary goals, objectives and requested budget, and/or provided comments or assistance in some other way during the planning process. Thank you for your participation!

AIR, Inc.	Greater Cincinnati Chamber of Commerce
Allen Temple Real Estate	Hamilton Co. Regional Planning Commission
AMOS	Hamilton Co Community Develop
Avondale Community Council	Hamilton County JFS
Bethany House	Hartwell Improvement Association
Better Housing League	Harvest Community Development Corporation
Bond Hill Community Council	HOME
Bond Hill Community Urban Redevelopment Corp	Home Ownership Center
Bonnie Neumeier	Housing Advisory Council (HAC)
California Community Council	Huff Realty
Camp Washington Community Business District	Hyde Park Neighborhood Council
Camp Washington Community Council	IMAGO, Inc.
Caracole	Ivonne Mayfield
Carthage Civic League	Jireh Development Corporation
Center for Independent Living Options	Kennedy Heights Community Council
Christina Glynn	LADD
Cincinnati Business Committee	League of Women Voters
Cincinnati Center City Development Corp (3CDC)	Legal Aid Society of Greater Cincinnati
Cincinnati Empowerment Corporation	Lighthouse Youth Services
Cincinnati for Affordable Housing	Linwood Community Council
Clifton Town Meeting	Local Initiatives Support Corporation
CMHA	Lower Price Hill Community Council
CNBDO	Madisonville Community Council
Coalition for the Homeless	Madisonville CURC
College Hill Forum	Madisonville Weed and Seed
Columbia Tusculum Community Council	MARCC
Comm. Development Adv. Bd.	Miami Purchase Preservation Fund
Community Action Agency	Millvale Residents Community Council
Community Faith Alliance	Mohawk Area Development Corporation
Community Reinvestment Committee	Mt. Adams Civic Association
CUF Community Council	Mt. Airy Town Council
Downtown Cincinnati, Inc.	Mt. Auburn Community Council
Drop Inn Center	Mt. Lookout Civic Club
East Price Hill Improvement Association	Mt. Washington Community Council
East Walnut Hills Assembly	National Affordable Housing Trust
East Westwood Improvement Association	NBHD Investment Partners
English Woods Civic Association	NBHD Reinvestment Corporation
Evanston Community Council	NDC Association
EXCEL	New Prospect Development Corporation
Family Housing Developers	North Avondale Neighborhood Association
Fay Community Council	North Fairmount Community Center
Federal Reserve Bank	North Fairmount Community Council
Free Store Food Bank	Northside Community Council
Genesis Redevelopment Inc.	Oakley Community Council
Goodwill	OTR Chamber of Commerce
Grassroots Leadership Academy	OTR Housing Network

Over the Rhine Foundation  
Over the Rhine Housing Network  
People Working Cooperatively  
Pleasant Ridge Community Council  
PNC Bank  
Preserving Affordable Housing  
Price Hill Civic Club  
Provident Bank  
ReSTOC  
Rina Saperstein  
Riverside Civic and Welfare Club  
Roselawn Community Council  
Salvation Army  
Santa Maria Center  
Sara Sheets  
Sayler Park Village Council  
Sedamsville Civic Association

South Cumminsville Community Council  
Steele Realtors  
Steve Howe  
The Heights Community Council  
The Partnership Center  
UC Office of University Architect  
United Way  
Uptown Consortium  
Urban Appalachian Council  
Walnut Hills Redevelopment Foundation  
Westwood Civic Association  
Winton Place Community Council  
Women's Resource Center  
Working In Neighborhoods  
Xavier University Community Building Institute  
YMCA  
YWCA

The Community Development Advisory Board  
(CDAB) is:

Alice Skirtz, Chair  
Marcus Cannady  
Mark Bomar  
John Delaney  
Karen Dudley  
William Edmondson  
Frank Fisher  
Delores Hutchins  
Daniel Key  
Andrew Lauren  
Quiera Levy-Smith  
Jacqueline Martin-Carr  
Bernice Marshall  
Beverly Massey  
Patricia (Pat) McCall  
Chanda Monroe  
George Rowe  
Michele Taylor-Mitchell  
James Urling  
Ernie Waits  
Robin Washington

The Housing Advisory Council (HAC) is:

David Crowley (Co-Chair), Cincinnati City Council  
Chip Gerhardt (Co-Chair), CMHA  
Mary Anne Berry, Mt. Washington  
Don Driehaus, Westwood/Price Hill  
Karen Dudley, College Hill  
Ray Hodges, City of Forest Park  
Karla Irvine, NAACP  
Lois Ann Ketter-Day, Madisonville  
Stephen Olden, Legal Aid Society  
Charles Tassell, Greater Cincinnati Northern Kentucky Apartment Association  
Marion Thompson, Kennedy Heights  
Donald Troendle, CMHA

Special Thanks to Michelle Budzek and Mark McComas from the Partnership Center for facilitating the process and preparing the section on Homelessness and Special Populations.





**PUBLIC COMMENTS ON PRELIMINARY GOALS AND OBJECTIVES  
AND REQUESTED BUDGET  
AND CITY ADMINISTRATION RESPONSES**



**City of Cincinnati**  
**2005-2009 Consolidated Plan**  
**Public Comments on Preliminary Goals and Objectives and City Administration Responses**

**Housing**

Question: State City's commitment to low and moderate-income people in Overall Development Goal. "Does this commitment exist or not?"

Response: Creating affordable housing, both rental and market rate units, is a City priority and therefore has been stated in the text of the Development Vision Statement, which governs the Housing and Other Community Needs portion of the 2005 – 2009 Consolidated Plan. It states: *Significant improvements to the quality of life in Cincinnati will be made by strategically addressing the specific needs of each neighborhood. By creating a diverse and affordable housing stock, reducing crime and blight, and providing economic development opportunities in neighborhoods, Cincinnati will be a more vibrant, livable city.*

Comment: In Housing Goal 1, it seems like CDBG funds are being proposed for market rate development- as stated is confusing.

Response: To rectify uses of funds in Housing Goal 1, the words 'market rate' were omitted from the text since market rate projects are not eligible for CDBG funds.

Comment: State specifically that low and moderate-income people are a priority for homeownership and rental units.

Response: Housing Goal 2 states that the City should: *Provide supportive services to help moderate, low and very low-income persons find and maintain high-quality rental and homeownership units.*

Comment: Reword "on the cusp" - it perpetuates negative stereotypes of LMI individuals/neighborhoods and may cause targeted neighborhoods to limit the creation of affordable units.

Response: The City has reworded their usage of the term "on the cusp" as it applies to neighborhoods that are nearing LMI eligibility or on the verge of losing their LMI eligibility as it may be offensive or carry negative connotations. Such neighborhoods are now referred to as *Strategic Investment Areas*.

Comment: The focus of CDBG and HOME programs should be to stabilize, preserve, and improve LMI neighborhoods.

Response: CDBG and HOME funds will be used to stabilize, preserve, and improve existing LMI neighborhoods as well as neighborhoods which are close to being classified as LMI.

Comment: State specifically that maintenance and repair of low-income homeownership units is a priority.

Response: Maintenance and repair of low-income homeownership is also a priority for the City and is stated in the text. Specifically, it states: *This priority goes beyond providing opportunities for homeownership, but also acknowledges the importance of maintenance of those homeownership units. The theory is that increased homeownership and housing maintenance opportunities in both market rate and affordable ranges will help stabilize communities by increasing residents' feelings of responsibility for their neighborhood, thus decreasing incidences of crime, blighted and vacant properties, and disorder, and increasing the perception of safety, property values, and excessive transience.*

Comment: For Housing Objective 1, increase homeownership Five-Year Goal (4). Such a low goal is “shameful and embarrassing.”

Response: The five-year goals for both Housing Objective 1 (homeownership goal) and Housing Objective 2 (rental goal) received much criticism for being too low. It must be noted that the five-year target is not a total goal for the City or private development, it only refers to units funded by the Department of Community Development and Planning using HUD money. While the goals may seem low, they are on target with the levels of funding received and the performance of the previous funding cycle. The City will work to exceed these goals whenever possible.

Comment: In Housing Objective 2, clarify that new construction of low-income rental units will be encouraged and funded when part of a plan to improve a neighborhood. Such an approach is consistent with the Impaction Ordinance.

Response: Staff clarified Housing Objective 2 by encouraging development of housing that is consistent with the stipulations of all City ordinances, including the Impaction Ordinance. This can include the development of new low-income units.

Comment: Make NEW affordable rental housing a priority in addition to new ownership and market-rate rental (2).

Response: Housing Objective 2 states a priority to: *Develop rental units for persons of low and very low-incomes in a manner that is consistent with City policy.* New affordable rental housing may be developed to the extent possible in light of the Impaction Ordinance.

Comment: Housing Objective 2, Increase rental Five-Year Goal (3)

Response: The five-year goals for both Housing Objective 1 (homeownership goal) and Housing Objective 2 (rental goal) received much criticism for being too low. It must be noted that the five-year target is not a total goal for the City or private development, it only refers to units funded by the Department of Community Development and Planning using HUD money. While the goals may seem low, they are on target with the levels of funding received and the performance of the previous funding cycle. The City will work to exceed these goals whenever possible.

Comment: Take into account the HUD CHAS data stating the need for affordable housing (2). There is a discrepancy of 33,500 affordable housing units. Also carefully review and incorporate findings of the Analysis of Impediments to Fair Housing.

Response: CHAS data and information included in the Analysis of Impediments to Fair Housing were incorporated into the analysis of existing conditions and in the creation of the goals and objectives. CHAS data suggests that there are 33,308 units that have housing problems. There are many citywide programs that are available to assist in the creation and improvement of affordable units. The need for affordable units, as well as supporting programs, is discussed in the 'Housing and Community Needs Strategies' section of the Consolidated Plan.

Comment: Include housing unit goals specifically for persons with physical disabilities (approximately. 11,734 persons with disabilities are employed in Hamilton County and nearly 21,000 who are unemployed. There is a great need for affordable and accessible rental units with multiple bedrooms).

Response: The housing goals do not include units for persons with physical disabilities. Persons with physical disabilities are included in the 'Special Populations' section of the Consolidated Plan.

Comment: Target City subsidies for projects that benefit individuals with income levels below \$35,000/year because they comprise the majority of Cincinnati residents and the City loses many of them to surrounding counties, because they provide better quality affordable housing.

Response: The City currently contains a disproportionate number of the affordable units in Hamilton County. While the City sponsors programs to improve the quality of affordable housing within City limits, it is important for the County to do the same.

Comment: The City should adopt policy mandating affordable units to be included with ALL market rate projects.

Response: City Council is responsible for making all policy changes. The 2005-2009 Consolidated Plan cannot mandate City policy changes.

Comment: Rental Rehab Program should be available for citywide use to improve the housing stock.

Response: The Rental Rehabilitation Program is available for citywide use to improve the affordable housing stock.

## **Economic Development**

**Comment:** Funding should be provided to communities for training and technology to assist them in preparing for future development.

**Response:** Staff and previous administration discussed this issue at length. It was decided that since there were limited dollars to spend, Technical Assistance monies would be most effective if they focused on specific areas. Those focus areas were clearly outlined in both the RFP and the subsequent contracts that were awarded. Though there are many areas that technical assistance could be provided, a targeted approach on the primary needs of local CDC's was preferable.

**Comment:** Expand the Technical Assistance and Training Areas to include Real Estate Development, Financial Management, Management Information Systems, Human Resources, Executive Development Leadership, and Community Engagement.

**Response:** Staff and previous administration discussed this issue at length. It was decided that since there were limited dollars to spend, Technical Assistance monies would be most effective if they focused on specific areas. Those focus areas were clearly outlined in both the RFP and the subsequent contracts that were awarded. Though there are many areas that technical assistance could be provided, a targeted approach on the primary needs of local CDC's was preferable. Real estate development, financial management, MIS, human resources, executive development leadership, and community engagement will be considered in the development of future technical assistance packages.

**Comment:** Use neighborhood revitalization and renewal funds to hire companies from those LMI neighborhoods, thereby creating an investment in the community and increasing employment

**Response:** While this will be considered in the development of subsequent programs, specific requests for assistance are evaluated within the context of the Consolidated Plan, program eligibility criteria, and within the regulatory limits on public service activities. The submitter should ensure that a specific project description is submitted for consideration as part of the budget process.

**Question/Comment:** Better define and give examples of organizations eligible to receive technical assistance as "CDCs and other non profit organizations that pursue housing projects and other neighborhood development activities." Also, what are "other neighborhood development activities"?

**Response:** The purpose of the TA contract is to provide technical assistance to Community Development Corporations (CDC's). The City is defining a CDC as a non-profit organization characterized by their work in a specific neighborhood or community that primarily involves housing production and/or job creation. A Community Housing Development Organization (CHDO) is another example of a nonprofit agency eligible to receive assistance. An organization must meet very specific criteria before it can be classified as, one of which is a Board of Directors comprised of 51% low- and moderate-income individuals. Though a CHDO would certainly meet the definition of a CDC, not all CDC's have to be CHDO's. The City will only pay for technical assistance to CDC's.

Comment: Please prioritize neighborhoods “on the cusp.” Be proactive instead of reactive! Good work!

Response: Priorities in this plan include existing LMI neighborhoods as well as neighborhoods that have average incomes that are very close to LMI eligibility.

Comment: Prioritize EXISTING LMI neighborhoods.

Response: Priorities in this plan include existing LMI neighborhoods as well as neighborhoods that have average incomes that are very close to LMI eligibility.

Comment: Include guidelines for 108 projects in the Con Plan to increase awareness.

Response: The guidelines are located in the Appendix of Volume Two of the Consolidated Plan.

### **Quality of Life**

Comment: Include Recreation (development of parks and greenspace) as a separate category.

Response: While the development of parks and greenspace is crucial in increasing the quality of life, HUD funds only provide a minimal amount of funds to the creation of parks and greenspace, hence they do not merit their own section in this particular plan. Parks, recreation, and greenspace obtain the majority of their funding from other sources. The Recreation Department and Parks Department continually work with the Department of Community Development and Planning towards the creation, improvement, and retention of parks and greenspace in the City.

Comment: Provide Technical Assistance to communities interested in pursuing Receivership as a means of removing blight.

Response: Specific requests for assistance are evaluated within the context of the Consolidated Plan, program eligibility criteria, and within the regulatory limits on public service activities. The submitter should ensure that a specific project description is submitted for consideration as part of the budget process.

### **Budget**

Comment: Gap financing should be provided to successful nonprofit developers for LMI housing projects.

Response: Gap financing is available through programs such as CHIRP, Rental Rehab, and the new SHIP program



Comment: Homeowner Assistance for maintenance and repairs, and protection for predatory lending and related fraud are important programs and should be continued.

Response: The 2005-2009 Consolidated Plan continues these programs.

Comment: Increase the “Neighborhood Capacity Building and Technical Assistance” line item from \$543,000 to \$700,000 and provide a breakdown of funds by this program’s three principal activities.

Response: Specific requests for assistance are evaluated within the context of the Consolidated Plan, program eligibility criteria, and within the regulatory limits on public service activities. The submitter should ensure that a specific project description is submitted for consideration as part of the budget process.

Funding for current recipient of the Neighborhood Capacity Building and Technical Assistance was established as part of a Request for Proposal process. The break down of funds and activities are as follows:

Technical Assistance & Training - \$93,000  
CDC Capacity Building and Operating Support - \$400,000  
City Staff Administration - \$50,000

Comment: Emergency Mortgage Assistance funds should be increased to reduce the “staggering” number of foreclosures in the City.

Response: In view of decreasing resources, holding the program at prior-year levels is probably the best we can do.

Comment: Programs for LMI rental housing should be expanded and clarified

Response: All programs are described in Volume Three: The Action Plan of the 2005-2009 Consolidated Plan.

Comment: Strategic Housing Initiatives Program (SHIP) funds should be devoted exclusively to housing for low-income households and at least half of the money should fund rental units

Response: SHIP was designed to include HOME, CDBG, and Capital funds to provide a range of housing products for a variety of income levels. SHIP will largely be a demand-based program, financing requests from developers will likely end up determining the percentage of program funds used for affordable housing. Capital funds are for market rate housing projects. All HOME funding will be used for affordable housing, and at least 70% of committed CDBG funds will be used for affordable housing. Up to 30% of CDBG funds may be used for the elimination of slum and blight.

Comment: Housing Code Enforcement and Receivership are important tools for stabilizing a neighborhood and their funding should be continued at current levels.

Response: The 2005 and 2006 recommended budget plans for continuation of code enforcement at current levels. The Receivership program has not yet been implemented and prior-year funding will roll over into 2005.

Question: What happened to the 2004 Receivership Funds?

Response: The 2004 Receivership Funds were not spent due to a problem with the Request for Proposal process. The funds will be rolled over into the 2005-2006 Budget.

Comment: Increase in funding for “Abandoned/ Vacant Buildings Barricade and Demolition.” There is a large need.

Response: Due to decreasing resources, the CDBG Abandoned/ Vacant Buildings Barricade and Demolition is not recommended for increases in 2005 and 2006. However, the City’s General Capital allocation provides a \$90,000 increase in the City’s recommended budget for 2005 and 2006.

Comment: OTR Chamber of Commerce wants \$150,000 for two years (2005-2006) for small business recruitment and retention efforts.

Response: The CDAB did not receive a Department budget request for this program. The OTR Chamber of Commerce could have presented their request at the CDAB public hearing for consideration. The budget recommendation does not include funding for this request. However, the OTR Chamber of Commerce could request consideration at the City Council public hearings, or contact the Department of Community Development and Planning for a program evaluation for consideration.

Comment: One million dollars is too much money to be allocated to Findlay Market.

Response: The \$1 million recommendation is not solely for Findlay Market. It includes funding for a limited job training activity in the area (\$300,000).

Question: What was the “New Housing Development and Public Infrastructure” program? Why has it changed?

Response: Due to the on-going transition within the Department, no application or intake process was ever approved for this program. Many program proposals were offered up but were not approved. As a result production under this program diminished. Therefore the New Housing Development and Public Infrastructure Program hasn’t changed, since it didn’t really get off the ground



## **CDAB Questions and City Administration's Response**

### **American Dream Downpayment Initiative**

Question: Does the applicant have to obtain a commitment for mortgage financing as a prerequisite to qualify for the ADDI loan/grant? In this connection, a criteria for a first-time home buyer is one who is unemployed or underemployed, someone who would presumably have difficulty getting mortgage financing.

Response: The applicant does not have to obtain a commitment for mortgage as a prerequisite because after approval, we will give them up to 90 days to perform. Thereafter, the commitment is withdrawn. It is our thought that the homebuyer training classes will provide the necessary information and counseling to let someone know if they are really ready to buy or not.

### **2005/2006 Budget**

Question: Explain the terms "moderate income", "low income," and "very low income."

<u>Term</u>	<u>Definition</u>	<u>AMI for fam of 4</u>	<u>Upper income limit</u>
Moderate Income	50-80% AMI	\$64,000	\$51,450
Low Income	30-50% AMI	\$64,000	\$32,150
Very Low Income	0-30% AMI	\$64,000	\$19,300

Question: The budget should be better integrated with the proposed goals and objectives of the 2005-2009 Consolidated Plan, as presented by Katherine Keough-Jurs, since the budget reflects the first two years of the Plan. That is, the goals in the Plan do not match up with the categories in the budget.

Response: We have been waiting on comments related to the Consolidated Plan objectives before reorganizing the budget. With so many things going on at this time of the year, we are trying not to reorganize the budget too many times.

Question: It would be helpful in the budget to show actual program results in the prior year to compare with goals for 2005 and 2006 (for those programs which are to be continued from the prior year).

Response: At the last meeting we distributed copies of the 2003 CAPER. We are hoping that CDAB members will be able to hold both documents side-by-side and see accomplishments all the way back to 1999.

Comment: Specifically, like most Board members, I would oppose any operational funds for Findlay Market. After putting so many dollars into renovation, on-going operation should reflect market forces and private enterprise. The City has done enough. A grant of funds for operation may well be the beginning of an ever-widening black hole.

Response: This item was submitted as a comment by a Board member. The CDAB could elect to recommend funding changes to the City Manager.

Question: The SOAR Program was funded in previous years, but then it was discontinued. Please explain.

Response: As a match for Workforce Investment Act (WIA) funds, the City put out an RFP for programs. In 2000 and 2001 the SOAR program was funded by the then Employment and Training Division under the General Fund. After 2001 their application was not competitive as compared to others submitted in response to the RFP.

Question: Provide more information about prior-year funding for SPUR.

Response: In prior years the project was funded for \$300,000 per year under the name “Brownfields Redevelopment”. In the last couple of years it has been funded for \$500,000 under the name “Strategic Program for Urban Redevelopment”. Sometimes we do mid-year transfers to accommodate high impact projects that cannot be funded under existing resources.

## **LISTING OF AREA MEDIA**



requirements as it applies to the maximum building envelope and maximum retaining wall height.

District: RM-0.7 Residential Multit-Family District zoning district

Case No.: ZH20040049

Location: 4333 RIVER RD CINC on 09/16/2004@ 9:30 am

Applicant: STEVEN TEEPE

Owner: MANDYS LANDING LLC

Re: The applicant/owner is requesting a Conditional Use for outdoor eating and drinking.

District: RF-R Riverfront Residential / Recreational District zoning district

Case No.: ZH20040050

Location: 1063 W NORTH BEND RD CINC on 09/16/2004@ 10:00 am

Applicant: GOOD NEWS CHURCH OF GOD IN CHRIST

Owner: GOOD NEWS CHURCH OF GOD IN

Re: The applicant/owner is requesting a conditional use for a church addition on the subject property.

District: SF-6 Single Family District zoning district

Steven A. Kurtz, Zoning Hearing Examiner  
City of Cincinnati

Department of Law  
Office of Administrative Hearings  
805 Central Avenue suite 110  
Cincinnati, Ohio 45202  
phone (513) 352-4844  
fax (513) 352-4898  
steven.kurtz@cincinnati-oh.gov

#### Public Hearing Notice

City of Cincinnati  
Action Plan/Consolidated Plan  
Thursday September 9, 2004  
7:00 p.m.

City Council Chambers

A public hearing will be held before the City's Community Development Advisory Board (CDAB) on the City's proposed 2005-2009 Consolidated Plan, the 2005/2006 Consolidated Plan Action Plan, and a current Consolidated

Plan amendment incorporating the American Dream Downpayment Initiative. The Consolidated Plan details the City's plan for the use of the following grants: Community Development Block Grant (CDBG), HOME Investment Partnership Program, Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). Draft documents may be obtained by contacting Jennifer Walke by telephone at 513-352-4883, by e-mail at jennifer.walke@cincinnati-oh.gov or in writing at Department of Community Development and Planning, 805 Central Avenue, Suite 700, Cincinnati, OH 45202. Written comments should be e-mailed or submitted on paper to the same addresses by September 30, 2004 to enable their inclusion (together with City responses) in document submissions to the U.S. Department of Housing and Urban Development.

Please be advised that due to enhanced security procedures at City Hall, visitors must use the City Hall Plum Street entrance. Persons with disabilities are invited to use the accessible City Hall courtyard entrance. The courtyard may be accessed through either Eighth or Ninth Street, between Plum Street and Central Avenue.

#### NOTICE OF A PUBLIC

HEARING BEFORE THE HISTORIC  
CONSERVATION BOARD FOR A  
CERTIFICATE OF  
APPROPRIATENESS MONDAY,  
SEPTEMBER 13, 2004 3:00  
P.M. CENTENNIAL PLAZA TWO, 805  
CENTRAL AVE. 7TH FLOOR, MARTIN  
GRIESEL CONFERENCE ROOM

Dave Falgner of Eads Fence has applied for a Certificate of Appropriateness and Zoning Variance for the construction of an 8' high fence in the rear yard of 1233 Vine Street. The property is contributing to the Over-the-Rhine Historic District. As part of the public design review process in the historic district, established by City Council in the City's Historic Conservation Legislation, applications for Certificates of Appropriateness and zoning variances must be advertised before the Historic Conservation Board takes action.

Plans for the proposed fence are available for inspection in Suite 700,

Centennial Plaza Two, 805 Central Avenue. A pre-hearing conference is scheduled for Wednesday, September 8, at 10:00 AM in Suite 700, Centennial Plaza Two. This conference has been scheduled to permit interested parties an opportunity to review the plans prior to the hearing on September 13. No official decision will be made at this pre-hearing conference.

If you have any comments or concerns about this application, you may address the Board at the public hearing on September 13. Comments or requests for additional information should be addressed to William Forwood at the phone number or address listed below.

Individuals with disabilities who need reasonable accommodations or special modifications to participate should contact Renee Christon, Secretary, in Suite 700, Centennial Plaza Two, at 352-4890, in advance.

William Forwood, Urban Conservator  
Historic Conservation Office  
Centennial Plaza Two 805 Central Avenue,  
Suite 700

Cincinnati, Ohio 45202

Phone: 352-4848

E-mail: skip.forwood@cincinnati-oh.gov

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Published on Tuesday, September 07, 2004

**Public Hearing Notice** City of Cincinnati Action Plan/Consolidated Plan-Thursdays September 9, 2004, 7:00 p.m. City Council Chambers A public hearing will be held before the City's Community Development Advisory Board (CDAB) on the City's proposed 2005-2009 Consolidated Plan, the 2005/2006 Consolidated Plan Action Plan, and a current Consolidated Plan amendment incorporating the American Dream Downpayment Initiative. The Consolidated Plan details the City's plan for the use of the following grants: Community Development Block Grant (CDBG), HOME Investment Partnership Program, Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). Draft documents may be obtained by contacting Jennifer Walke by telephone at 513-352-4883, by e-mail at [jennifer.walke@cincinnati-oh.gov](mailto:jennifer.walke@cincinnati-oh.gov) or in writing at Department of Community Development and Planning, 805 Central Avenue, Suite 700, Cincinnati, OH 45202. Written comments should be e-mailed or submitted on paper to the same addresses by September 30, 2004 to enable their inclusion (together with City responses) in document submissions to the U.S. Department of Housing and Urban Development. Please be advised that due to enhanced security procedures at City Hall, visitors must use the City Hall Plum Street entrance. Persons with disabilities are invited to use the accessible City Hall courtyard entrance. The courtyard may be accessed through either Eighth or Ninth Street, between Plum Street and Central Avenue. 4133/553943

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**Public Hearing Notice**  
City of Cincinnati  
Action Plan/Consolidated  
Plan-Thursday September 9,  
2004, 7:00 p.m. City Council  
Chambers A public hearing  
will be held before the City's  
Community Development Ad-  
visory Board (CDA) on the  
City's proposed 2005-2009  
Consolidated Plan, the  
2005/2006 Consolidated Plan  
Action Plan, and a current  
Consolidated Plan amendment  
incorporating the American  
Dream Downpayment Initia-  
tive. The Consolidated Plan  
details the City's plan for the  
use of the following grants:  
Community Development  
Block Grant (CDBG), HOME  
Investment Partnership Pro-  
gram, Emergency Shelter  
Grant (ESG), and Housing Op-  
portunities for Persons with  
AIDS (HOPWA). Draft docu-  
ments may be obtained by  
contacting Jennifer Walke by  
telephone at 513-352-4883,  
by e-mail at jenni-  
fer.walke@cincinnati-oh.gov  
or in writing at Department of  
Community Development and  
Planning, 805 Central Avenue,  
Suite 700, Cincinnati, OH  
45202. Written comments  
should be e-mailed or submit-  
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addresses by September 30,  
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(together with City responses)  
in document submissions to  
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between Plum Street and Cen-  
tral Avenue.  
4133/953943



**VOLUME TWO  
APPENDIX**



## **CINCINNATI POPULATION CHANGE BY RACE 2000**



## CINCINNATI POPULATION CHANGE BY RACE 1990 to 2000

SNA #	STATISTICAL NEIGHBORHOODS	Total Population				White Population				Black Population				Hispanic Population			
		1990	2000	Total	% Change	1990	2000	Total	% Change	1990	2000	Total	% Change	1990	2000	Total	% Change
31	AVONDALE	18,736	16,298	-2,438	-13.01%	14,115	11,116	-2,999	-21.25%	17,196	14,839	-2,357	-13.71%	75	113	38	50.67%
29	BONHILL	10,822	9,682	-1,140	-10.53%	1,297	402	-895	-68.91%	9,410	9,032	-378	-4.02%	54	95	41	75.93%
16	CALIFORNIA	540	475	-65	-12.04%	537	473	-64	-11.92%	1	0	-1	-100.00%	0	5	5	500.00%
8	CAMP WASHINGTON	1,763	1,506	-257	-14.58%	1,463	1,068	-395	-27.00%	254	382	128	50.39%	29	32	3	10.34%
27	CARTHAGE	2,496	2,412	-84	-3.37%	2,441	2,095	-346	-14.17%	40	225	185	462.50%	19	41	22	115.79%
3	CBD-RIVERFRONT	3,838	3,189	-649	-16.91%	2,365	1,780	-585	-24.74%	1,396	1,246	-150	-10.74%	24	78	54	225.00%
32	CLIFTON	8,978	8,546	-432	-4.81%	7,291	6,425	-866	-11.88%	1,210	1,283	73	6.03%	133	193	60	45.11%
37	COLLEGE HILL	15,785	15,269	-516	-3.27%	9,201	8,388	-813	-8.73%	6,466	8,476	2,010	31.09%	69	113	44	63.77%
10	CORRYVILLE	4,439	3,830	-609	-13.72%	2,042	1,610	-432	-21.16%	2,238	1,904	-334	-14.92%	41	50	9	21.95%
15	EAST PRICE HILL	19,522	17,964	-1,558	-7.98%	17,498	13,287	-4,211	-24.07%	1,730	3,869	2,139	123.64%	16	14	-2	-12.50%
43	EAST END	2,415	1,692	-723	-29.94%	2,131	1,439	-692	-32.47%	270	223	-47	-17.41%	113	240	127	112.39%
41	EAST WALNUT HILLS	3,741	3,630	-111	-2.97%	2,938	2,286	-652	-22.19%	1,245	1,209	-36	-2.89%	31	56	25	80.65%
12	EVANSTON	8,386	7,928	-458	-5.46%	741	735	-6	-0.81%	7,608	6,996	-612	-8.04%	39	49	10	25.64%
13	EVANSTON-EAST WALNUT HILLS	2,070	1,805	-265	-12.80%	757	743	-14	-1.85%	1,293	1,017	-276	-21.35%	2	16	14	700.00%
7	FAIRVIEW-CLIFTON HEIGHTS	7,727	7,366	-361	-4.67%	6,430	5,379	-1,051	-16.35%	946	1,436	490	51.80%	126	137	11	8.73%
39	FAY APARTMENTS	2,954	2,453	-501	-16.96%	1,700	79	-91	-53.53%	2,780	2,326	-454	-16.33%	10	13	3	30.00%
26	HARTWELL	5,210	4,950	-260	-4.99%	4,408	3,638	-770	-17.47%	718	1,034	316	44.01%	59	80	21	35.59%
21	HYDE PARK	13,927	13,640	-287	-2.06%	13,284	12,723	-561	-4.22%	464	416	-48	-10.34%	111	199	88	79.28%
25	KENNEDY HEIGHTS	6,054	5,296	-758	-12.52%	1,412	1,113	-299	-21.18%	4,607	4,016	-591	-12.83%	25	60	35	140.00%
20	LINWOOD	1,295	1,042	-253	-19.54%	1,280	1,019	-261	-20.39%	2	6	4	200.00%	1	13	12	1200.00%
42	LOWER PRICE HILL	1,546	1,309	-237	-15.33%	1,497	1,044	-453	-30.26%	45	140	95	211.11%	6	142	136	2266.67%
23	MADISONVILLE	12,216	10,827	-1,389	-11.37%	4,799	3,865	-934	-19.46%	7,284	6,521	-763	-10.48%	61	100	39	63.93%
5	MT. ADAMS	1,589	1,514	-75	-4.72%	1,506	1,482	-24	-1.59%	49	25	-24	-48.98%	10	17	7	70.00%
38	MT. AIRY	9,404	9,710	306	3.25%	6,354	4,684	-1,670	-26.28%	2,853	4,514	1,661	58.22%	48	235	187	389.58%
6	MT. AUBURN	7,542	6,516	-1,026	-13.60%	1,911	1,551	-360	-18.84%	5,568	4,755	-813	-14.60%	20	67	47	235.00%
19	MT. LOOKOUT	3,349	3,236	-113	-3.37%	3,294	3,143	-151	-4.59%	19	20	1	5.26%	21	29	8	38.10%
18	MT. LOOKOUT-COLUMBIA TUSCULUM	3,051	3,081	30	0.98%	2,834	2,862	28	0.99%	189	158	-31	-16.40%	9	29	20	222.22%
17	MT. WASHINGTON	12,267	11,691	-576	-4.70%	11,767	10,896	-871	-7.40%	377	447	70	18.57%	62	123	61	98.39%
30	NORTH AVONDALE-PADDOCK HILLS	6,461	6,212	-249	-3.85%	2,764	2,772	8	0.29%	3,577	3,256	-321	-9.07%	141	83	-58	-41.13%
34	NORTHSIDE	10,527	9,369	-1,158	-10.81%	8,290	5,425	-2,865	-34.56%	2,166	3,637	1,471	67.91%	76	97	21	27.63%
22	OAKLEY	12,351	11,244	-1,107	-8.96%	11,442	9,846	-1,596	-13.95%	751	935	184	24.50%	84	223	139	165.48%
4	OVER-THE-RHINE	9,572	7,638	-1,934	-20.20%	2,645	1,482	-1,163	-43.97%	6,835	5,876	-959	-14.03%	61	172	111	181.97%
24	PLEASANT RIDGE	9,720	8,872	-848	-8.72%	7,150	5,378	-1,772	-24.78%	2,437	3,158	721	29.59%	62	117	55	88.71%
1	QUEENSGATE	13	641	628	4830.77%	0	155	155	15500.00%	13	465	452	3476.92%	0	11	11	1100.00%
47	RIVERSIDE-SAYLER PARK	1,394	1,451	57	4.09%	1,204	1,241	37	3.07%	179	168	-11	-6.15%	3	6	3	100.00%
28	ROSELAWN	7,218	6,806	-412	-5.71%	3,173	1,337	-1,836	-57.86%	3,999	5,245	1,321	33.12%	54	47	-7	-12.86%
48	SAYLER PARK	3,516	3,233	-283	-8.05%	3,420	3,091	-329	-9.62%	81	74	-7	-8.64%	13	25	12	92.31%
46	SEDAWILLE-RIVERSIDE	2,639	2,223	-416	-15.76%	2,802	1,921	-881	-31.43%	126	207	81	64.29%	7	14	7	100.00%
35	SOUTH GUMMINSVILLE-MILLVALE	4,367	3,914	-453	-10.37%	231	136	-95	-41.13%	4,112	3,696	-416	-10.12%	20	29	9	45.00%
41	SOUTH FAIRMOUNT	3,988	3,251	-747	-18.68%	3,233	1,556	-1,677	-51.87%	675	1,479	804	119.11%	34	75	41	120.59%
9	UNIVERSITY HEIGHTS	9,807	8,753	-1,054	-10.75%	7,980	5,745	-2,235	-27.87%	1,294	1,616	352	27.85%	145	141	-4	-2.76%
11	WALNUT HILLS	8,917	7,790	-1,127	-12.64%	1,067	1,038	-29	-2.72%	7,816	6,555	-1,261	-16.13%	24	71	47	195.83%
44	WEST PRICE HILL	19,791	17,115	-2,676	-13.52%	19,246	15,406	-3,840	-19.95%	10,626	7,066	-3,560	-33.50%	104	182	78	75.00%
2	WESTEND	11,370	8,115	-3,255	-28.63%	681	850	169	24.82%	10,626	7,066	-3,560	-33.50%	36	119	83	230.46%
45	WESTWOOD	36,034	35,730	-304	-0.84%	28,999	22,370	-6,629	-22.86%	6,389	11,744	5,355	83.82%	227	334	107	47.14%
36	WINTON HILLS	6,747	5,204	-1,543	-22.87%	766	566	-200	-26.11%	5,951	4,524	-1,427	-23.98%	22	48	26	118.18%
33	WINTON PLACE	2,612	2,337	-275	-10.53%	1,939	1,141	-798	-41.16%	612	1,080	468	76.47%	17	53	36	211.76%
TOTAL		364,040	331,285	-32,755	-9.00%	220,285	175,492	-44,793	-20.33%	186,152	142,176	-43,976	-23.62%	2,586	4,230	1,644	77.28%

Please Note: The numbers for year 2000 race are not directly comparable with the 1990 census numbers since the question for race in 2000 was different from the race question in 1990. Only one race was reported in 1990. In 2000 respondents were given a choice to mark "one or more race". Those respondents who marked more than one race are excluded in the above data on race.





## **GLOSSARY OF TERMS**



## **Glossary of Terms**

**Brownfields:** Abandoned, idled, or under-utilized industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

**CDBG:** Community Development Block Grants are authorized by the Housing and Community Development Act of 1974 replacing several community development categorical grant programs. CDBG provides eligible metropolitan cities and urban counties (called “entitlement communities”) with annual direct grants that they can use to revitalize neighborhoods, expand affordable housing and economic opportunities, and/or improve community facilities and services, principally to benefit low- and moderate-income persons.

**CDC:** Community Development Corporation

**Chronically homeless:** a person who is an unaccompanied individual who has been homeless for longer than a year or has had more than four episodes of homelessness within three years and has a disabling condition.

**Consolidated Plan:** Developed by local and state governments with the input from citizens and community groups, the Consolidated Plan serves four functions: 1) it is a planning document for each state and community, built upon public participation and input; 2) it is the application for funds under HUD’s formula grant programs (CDBG, HOME, ESG, and HOPWA); 3) it lays out local priorities; and 4) it lays out a 3-5 year strategy the jurisdiction will follow in implementing HUD programs.

**Continuum of Care:** A program to help more than 330,000 homeless Americans get housing, job training, child care, and other services. The Continuum of Care, which is the centerpiece of the federal policy on homelessness, and stresses permanent solutions to homelessness through comprehensive and collaborative community planning.

**Cost burden:** A cost burden exists when the portion of a household’s total annual gross income spent on housing costs exceeds 30%. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities.

**Elderly Household:** 1 or 2 person household where either person is 62 years of age or older.

**Employed:** All civilians 16 years old and over who were either (1) “at work” —those who did any work at all during the reference week as paid employees, worked in their own business or profession, worked on their own farm, or worked 15 hours or more as unpaid workers on a family farm or in a family business; or (2) were “with a job but not at work”—those who did not work during the reference week but had jobs or businesses from which they were temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Excluded from the employed are people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations; also excluded are people on active duty in the United States Armed Forces.

**ESG:** Emergency Shelter Grants are a Federal grant program designed to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelters, to provide essential social services to homeless individuals, and to help prevent homelessness.

**Fair Housing Act:** HUD legislation first enacted in 1968 and expanded by amendments in 1974 and 1988, which provides the Secretary with investigation and enforcement responsibilities for fair housing practices. Prohibits discrimination in housing and lending based on race, color, religion, sex, national origin, handicap, or familial status.

**Family:** A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households, however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household.

**Hispanic-American:** As used in the United States, is one of several terms used to describe residents of that country whose background is from Spain or the Spanish speaking countries of Latin America. The term is used as a form of classification for the immigrants and descendants of a wide range of ethnicities, races and nationalities who use Spanish as their primary language. Latino refers only to residents of Spanish speaking countries in Latin America.

**HMIS:** Homeless Management Information System, a data-tracking program funded through the Continuum of Care which tracks basic demographic data on homeless persons and supports aggregate unduplicated count data.

**HOME (Home Investment Partnerships Program):** provides funds to participating jurisdictions for new construction, rehabilitation, acquisition of standard housing, assistance to homebuyers, and tenant-based rental assistance.

**H.O.M.E. (Housing Opportunities Made Equal):** A local not-for-profit corporation that works to eliminate illegal discrimination in housing, especially racial discrimination and to promote balanced living patterns.

**Homeless:** (1) an individual who lacks a fixed, regular, and adequate nighttime residence; and (2) an individual who has a primary nighttime residence that is— (A) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); (B) an institution that provides a temporary residence for individuals intended to be institutionalized; or (C) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

**HOPWA:** Housing Opportunities for People with AIDS (all ages) HOPWA funds may be used to assist all forms of housing designed to prevent homelessness of AIDS victims including emergency housing, shared housing arrangements, apartments, single room occupancy dwellings, and community residences. HOPWA funds also may be used to fund services, such as health care and mental health services, drug and alcohol abuse treatment and counseling, intensive care, case management, assistance with daily living and other supportive services. Cincinnati's 2004 HOPWA grant amount is \$550,000. Cincinnati became a HOPWA grantee for the first time in 1998. The Department of Community Development and Planning administers the grant.

**Household:** A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, “family” and “nonfamily”.

**Householder:** The householder refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. The person designated as the householder is the “reference person” to whom the relationship of all other household members, if any, is recorded.

The number of householders is equal to the number of households. Also, the number of family householders is equal to the number of families.

**Housing Problems:** Refers to units that pose a cost burden are overcrowded ( have more than 1.01 persons per room), or are without complete kitchen or plumbing facilities.

**HUD:** United States Department of Housing and Urban Development

**LMI:** Low to moderate-income, annual household income does not exceed 80% of area median income

**LMI Eligible:** A neighborhood is LMI eligible when 51% or more of its residents are living at or below 80% of the area’s median income.

**Low Income Concentration:** Low income concentrations exist when a neighborhood is LMI eligible OR when a neighborhood has a higher concentration of poverty than the City’s average.

**Minority Concentration:** A minority concentration exists within a neighborhood when minorities comprise at least 75% of the neighborhood’s total population.

**Non-family Household:** A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

**NRSA:** Neighborhood Reinvestment Strategy Area

**Poverty:** The U.S. Census Bureau uses a set of money income thresholds that vary by family size and composition to detect poverty. To determine family income, the income of all family members in each household is added up (non-relatives, such as housemates, are not included in the total). If a family’s total income is less than that family’s threshold, then that family, and every individual in it, is in poverty.

Poverty thresholds were originally derived in 1963-1964 using U.S. Department of Agriculture food budgets designed for families under economic stress and data about what portion of their income families spent on food. The same thresholds are used throughout the United States - they do not vary geographically. They are updated annually for inflation using the Consumer Price Index for All Urban Consumers (CPI-U). Although the thresholds reflect families needs in some sense, they are intended for use as a statistical yardstick, nor as a complete description of what people and families need to live.

Sources of income included in total income include: earnings, unemployment compensation, workers' compensation, Social Security, Supplemental Security Income, public assistance, veterans' payments, survivor benefits, pension or retirement income, interest, dividends, rents, royalties, income from estates, trusts, educational assistance, alimony, child support, assistance from outside the household, and other miscellaneous sources. All are pre-tax. Non-cash benefits (such as food stamps and housing subsidies) and capital gains or losses are excluded.

<b>Poverty Thresholds in 2000 by Size of Family and Number of Children Under 18 Years</b>									
Number of persons	Number of related children								
	None	One	Two	Three	Four	Five	Six	Seven	Eight plus
One person under 65 years	\$8,959								
One person, 65 years or older	\$8,259								
Two persons, under 65 years	11,531	\$11,869							
Two persons, 65 years or older	10,409	11,824							
Three persons	13,470	13,861	\$13,874						
Four persons	17,761	18,052	17,463	\$17,524					
Five persons	21,419	21,731	21,065	20,550	\$20,236				
Six persons	24,636	24,734	24,224	23,736	23,009	\$22,579			
Seven persons	28,347	28,524	27,914	27,489	26,696	25,772	\$24,758		
Eight persons	31,704	31,984	31,408	30,904	30,188	29,279	28,334	\$28,093	
Nine or more persons	38,138	38,322	37,813	37,385	36,682	35,716	34,841	34,625	\$33,291

<b>Poverty Thresholds in 2003 by Size of Family and Number of Children Under 18 Years</b>									
Number of persons	Number of related children								
	None	One	Two	Three	Four	Five	Six	Seven	Eight plus
One person under 65 years	\$9,573								
One person, 65 years or older	\$8,825								
Two persons, under 65 years	12,321	\$12,682							
Two persons, 65 years or older	11,122	12,634							
Three persons	14,393	14,810	\$14,824						
Four persons	18,979	19,289	18,660	\$18,725					
Five persons	22,887	23,220	22,509	21,959	\$21,623				
Six persons	26,324	26,429	25,884	25,362	24,586	\$24,126			
Seven persons	30,289	30,479	29,827	29,372	28,526	27,538	\$26,454		
Eight persons	33,876	34,175	33,560	33,021	32,256	31,286	30,275	\$30,019	
Nine or more persons	40,751	40,948	40,404	39,947	39,196	38,163	37,229	36,998	\$35,572

**SPUR (Strategic Program for Urban Revitalization):** An interdepartmental program that facilitates the redevelopment of abandoned, vacant, or underutilized industrial and commercial sites where expansion or redevelopment may be complicated by real or perceived environmental contamination.

**Unemployed:** All civilians 16 years old and over are classified as unemployed if they (1) were neither “at work” nor “with a job but not at work” during the reference week, and (2) were looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness. Examples of job seeking activities are: registering at a public or private employment office, meeting with prospective employers, investigating possibilities for starting a professional practice or opening a business, placing or answering advertisements, writing letters of application, or being on a union or professional register.





## **BOARDS AND COMMISSIONS LIST**



## **Boards and Commissions List**

### Arts Allocation Committee (CAAC)

Purpose: To advise the Council on appropriate individuals or arts and cultural organizations to receive annual funding from the city.

9 member committee

Staggered terms of 3 years with a 2 consecutive term limit

Established by: Ord. No. 0452-1990

Established on: Oct. 31, 1990

Support Staff: Carolyn Gutjahr at 513-352-4985.

Support Department: Cincinnati Recreation Commission

Web Site: <http://www.cincinnati-oh.gov/cdap/pages/-3946-/>

### Board of Health

Purpose: To promote, protect, and maintain the public's health by developing and enforcing health laws, prevention of disease, education, and curative and rehabilitation activities.

9 member board

3 year term with a limit of 2 consecutive terms

Established by: Amendment of Section 3709.5 of the Ohio Revised Code

Article VII, Section 7 of the Cincinnati Municipal Code

Established on: Dec. 23, 1971

Support Staff: June Rotundo, Clerk of the Board of Health 357-7282

Support Department: Health

Web Site: <http://www.cincinnati-oh.gov/health/pages/-5092-/>

### Board of Park Commissioners

Purpose: To control and manage the parks and parkways of the city and adopt and enforce regulations for the proper use and protection of park property.

5 member commission

6 year terms

Established by: Ord. No. 0322-1991

City Charter of the City of Cincinnati, in Article VII, Section 1

Established on: Sept. 6, 1991

Support Department: Parks

Web site: <http://www.cincinnati-oh.gov/cityparks/pages/-4407-/>

### Cincinnati Arts Association, Inc.

Cincinnati Arts Association Board of Trustee – Center for the Arts

3 year term

Web Site: <http://www.cincinnatiarts.org/>

Community Development Advisory Board (CDAB)

Purpose: To advise and assist the City Manager in planning the allocation of federal resources for community development, economic development, and human services.

27 member board consisting of city residents

3 years terms with a 2 consecutive term limit

Established by: Ord. No. 0464-1991

Ohio Revised Code Section 176.01

Cincinnati Municipal Code 207-1

Established on: Nov. 20, 1991

Support Department: Community Development and Planning

Cincinnati Human Relations Commission (CHRC)

Purpose: To eliminate bias, discrimination, and prejudice by recommending programs to insure equal enforcement and protection within the law.

17 member commission

3 year term

Support Department: Community Development and Planning

Web Site: <http://www.cincinnati-oh.gov/cdap/pages/-3835-/>

Cincinnati Metropolitan Housing Authority (CMHA)

*Purpose:* To provide quality, affordable housing for low- to moderate-income families.

5 member board

5 year term

Established by: Ohio Revised Code, Section 3735.27

Established on: December 1933

Web Site: [http://www.hamilton-co.org/boards\\_commissions/docs/CMHA.htm](http://www.hamilton-co.org/boards_commissions/docs/CMHA.htm)

<http://www.cintimha.com/index2.asp>

Cincinnati Southern Railway Board of Trustees

Purpose: To protect and oversee the maintenance of the City owned railroad.

5 member board consisting of city residents

5 years term

Established by: Ord. No. 0290-1977

Cincinnati Municipal Code-Section 205-1

Established on: July 7, 1977

Citizens' Complaint Authority (CCA)

Purpose: To investigate serious interventions by police officers and to review and resolve all citizen complaints in a fair and efficient manner.

7 member board

2 year terms with a limit of 2 terms

Established by: Ord. No. 0149-2002

Established on: May 15, 2002

Web site: <http://www.cincinnati-oh.gov/cca/pages/-5509-/>

Committee on Reinvestment

Purpose: To evaluate the lending performance of each bank, savings and loan, or other financial institution desiring to compete for depository contracts or awards or agreements for the investment of municipal funds.

7 members committee consisting of city residents

3 year terms with a limit of 2 consecutive terms

Established by: Municipal Code, Sec. 301-3

Community Reinvestment Act Oversight Committee

Convention Center Facilities Authority (CFA)

Purpose: To encourage economic development and create jobs by developing and operating convention facilities in Hamilton County.

Hamilton County Commissioner resolution creating a Convention Center  
Facilities Authority

Established by: Article III, Section 2 of the Cincinnati City Charter

Support Department: Enterprise Services

Web Site: <http://www.cincinnati-oh.gov/entsrv/pages/-4798-/>

[http://www.hamilton-co.org/boards\\_commissions/docs/CFA.htm](http://www.hamilton-co.org/boards_commissions/docs/CFA.htm)

Findlay Market Fund Advisory Committee

Purpose: To approve expenditures from the Findlay Market Fund to fulfill the Findlay Market Master Business Development Plan

7 member board

3 year terms

Established by: Ord. No. 0109-1998

Document #: 199800697

### Historic Conservation Board

Purpose: Conservation of historically or architecturally significant structures, sites or districts.

9 member board appointed by the City Manager

Established in: 1980

Support Staff: William L. Forwood, Jr., Urban Conservator

Support Department: Department of Community Development and Planning

Web Site: <http://www.cincinnati-oh.gov/cdap/pages/-3663-/>

### HOPWA Advisory Committee

Purpose: To make preliminary funding recommendations for use of HOPWA funds on an annual basis.

13 member committee

Support Staff: Ethel Cogen at 513-352-6135.

Support Department: Community Development and Planning

Web Site: <http://www.cincinnati-oh.gov/cdap/pages/-3947-/>

### Human Services Advisory Committee (HSAC)

Purpose: To assist the Department of Community Development in administering the City's General Fund Operating Grant, Community Development Block Grant, and Emergency Shelter Grant Programs.

21 member volunteer committee

3 year term with a limit of 2 consecutive terms

Support Staff: Annette Armstrong at 513-352-4982

Support Department: Community Development and Planning

Web Site: <http://www.cincinnati-oh.gov/cdap/pages/-3945-/>

### Housing Advisory Council

Purpose: To recommend and develop programs to address the rental needs of low-income families in Hamilton Count, including the City of Cincinnati, and identify methods and programs to increase market rate rental and homeownership opportunities throughout the city.

15 member board

Established by: Ord. No. 0197-2003

Established on: June 25, 2003

### Kenton County Airport Advisory Committee

Purpose: To assist the Kenton County Airport Board in the promotion, development and improvement of the Cincinnati/Northern Kentucky International Airport and its services.

7 member committee

2 year term

Established by: Kentucky Governor Executive Order 98-1665

Established on: December 16, 1998

Web site: [http://www.hamilton-co.org/boards\\_commissions/docs/AirportBoard.htm](http://www.hamilton-co.org/boards_commissions/docs/AirportBoard.htm)

Lunken Airport Oversight Advisory Board

Purpose: To provide for the review of operations, capital improvement, development, and growth at Lunken Airport and to advise and make recommendations to City Council.

9 member board

3 year term with a limit of 2 consecutive terms

Established by: Ord. No. 0304-2000

Cincinnati Municipal Code-Section 205-1

Support Department: Transportation and Engineering

Support Staff: Keith Pettit

Web Site: <http://www.cincinnati-oh.gov/transeng/pages/-7252-/>

Cincinnati Planning Commission

Purpose: To plan and recommend the appropriate use of land in the City.

7 member commission

5 year term

Established by: Ord. No. 0419-1985

Established on: Sept. 5, 1985

Support Department: Community Development and Planning

Article VII, Section 2 of the Cincinnati City Charter

Port of Greater Cincinnati Development Authority

Purpose: implementation of the Central Riverfront Urban Design Master Plan and facilitating the redevelopment of properties in Hamilton County that are environmentally contaminated or perceived to be contaminated and are now vacant, abandoned, idle or underutilized due to the real or perceived contamination.

<http://www.cincinnatiport.org/>

Public and Educational Access Advisory Board

Purpose: To advise Council on all matters relating to Public and Education Access

5 member board

2 year term with a limit of 4 consecutive terms

Established by: Ord. No. 0163-1997

Established on: May 29, 1997

Public Works Accessibility Committee

Purpose: To make recommendations to the City Manager concerning future public works' projects in regard to making public rights-of-way accessible and usable by people with disabilities.

5 member committee

2 year term

Established by: Ord. No. 0260-1998

Established on: July 1, 1998



Cincinnati Recreation Commission

Purpose: To provide recreation, culture, leisure and education for all people in the City.

5 member Commission

5 year term

Established by: Cincinnati City Charter, Article VII, Section 14

Established on: Jan. 1, 1974

Support Department: Recreation

Support Staff: Karen Schoenig

Web Site: <http://www.cincinnati-oh.gov/crc/pages/-4993-/>

Southwest Ohio Regional Transit Authority (SORTA)

Purpose: To provide public transit to Hamilton County and parts of Clermont, Butler and Warren Counties.

3 year Term

Web Site: <http://www.sorta.com/>

Transportation Improvement District Board

7 member board (2 non-voting members) created by Hamilton County

1 member of City Council

Established by: Ord. No. 0369-1998

Ohio Revised Code 5540.02

Zoological Society

32 member board (26 elected by members of the society, 3 appointed by the Cincinnati City Council, and 3 appointed by the Hamilton County Board of Commissioners)

6 year terms

Web Site: [http://www.hamilton-co.org/boards\\_commissions/docs/ZooBotanicalGarden.htm](http://www.hamilton-co.org/boards_commissions/docs/ZooBotanicalGarden.htm)

Ohio Revised Code

<http://onlinedocs.andersonpublishing.com/oh/lpExt.dll?f=templates&fn=titlepage.htm>

Cincinnati Municipal Code

<http://www.cincinnati-oh.gov/council/pages/-3667-/>

## **ASSISTED HOUSING UNITS CHARTS**

Assisted Housing Units in Cincinnati, 2003-2004												
Neighborhood	Vouchers	P-Based	Public Housing	Total Assisted Units	Total Occupied Housing Units	Owner Occupied	Renter Occupied	H/O Rate	Vouchers as % of All Housing Units	Vouchers as % of All Rental Units	Assisted Units as % of All Housing Units	Assisted Units as % of all Rental Units
Avondale	672	976	590	2,238	6,890	1,640	5,250	23.80%	9.75%	12.80%	32.48%	42.63%
Bond Hill	167	-	3	170	4,166	1,883	2,283	45.20%	4.01%	7.31%	4.08%	7.45%
California	-	-	-	-	360	311	49	86.39%	0.00%	0.00%	0.00%	0.00%
Camp Washington	35	-	2	37	535	135	400	25.23%	6.54%	8.75%	6.92%	9.25%
Carthage	45	-	4	49	1,066	591	475	55.44%	4.22%	9.47%	4.60%	10.32%
Clifton	37	182	-	219	4,523	1,495	3,028	33.05%	0.82%	1.22%	4.84%	7.23%
College Hill	264	138	17	419	5,691	2,965	2,726	52.10%	4.64%	9.68%	7.36%	15.37%
Columbia Tusculum	2	-	1	3	1,500	946	554	63.07%	0.13%	0.36%	0.20%	0.54%
Corryville	96	14	1	111	1,825	232	1,593	12.71%	5.26%	6.03%	6.08%	6.97%
East End	27	-	1	28	724	348	376	48.07%	3.73%	7.18%	3.87%	7.45%
East Price Hill	645	208	72	925	7,026	2,774	4,252	39.48%	9.18%	15.17%	13.17%	21.75%
East Walnut Hills	49	-	139	188	2,857	1,037	1,820	36.30%	1.72%	2.69%	6.58%	10.33%
Evanston	296	87	113	496	3,071	1,637	1,434	53.31%	9.64%	20.64%	16.15%	34.59%
Fairview	106	42	3	151	3,516	793	2,723	22.55%	3.01%	3.89%	4.29%	5.55%
Fay Apartments	88	651	-	739	895	50	845	5.59%	9.83%	10.41%	82.57%	87.46%
Hartwell	74	-	12	86	2,777	917	1,860	33.02%	2.66%	3.98%	3.10%	4.62%
Hyde Park	7	-	3	10	7,161	3,784	3,377	52.84%	0.10%	0.21%	0.14%	0.30%
Kennedy Heights	111	39	6	156	2,551	1,581	970	61.98%	4.35%	11.44%	6.12%	16.08%
Linwood	4	-	-	4	414	217	197	52.42%	0.97%	2.03%	0.97%	2.03%
Lower Price Hill	40	108	-	148	430	73	357	16.98%	9.30%	11.20%	34.42%	41.46%
Madisonville	237	299	20	556	4,909	2,814	2,095	57.32%	4.83%	11.31%	11.33%	26.54%
Mt. Adams	-	-	-	-	993	327	666	32.93%	0.00%	0.00%	0.00%	0.00%

Assisted Housing Units in Cincinnati, 2003-2004												
Neighborhood	Vouchers	P-Based	Public Housing	Total Assisted Units	Total Occupied Housing Units	Owner Occupied	Renter Occupied	H/O Rate	Vouchers as % of All Housing Units	Vouchers as % of All Rental Units	Assisted Units as % of All Housing Units	Assisted Units as % of all Rental Units
Mt. Auburn	229	117	9	355	2,709	831	1,878	30.68%	8.45%	12.19%	13.10%	18.90%
Mt. Lookout	-	-	-	-	1,348	1,068	280	79.23%	0.00%	0.00%	0.00%	0.00%
Mt. Washington	29	92	73	194	6,760	3,905	2,855	57.77%	0.43%	1.02%	2.87%	6.80%
N Fairmount (English Woods)	108	-	968	1,076	1,753	489	1,264	27.90%	6.16%	8.54%	61.38%	85.13%
Northside	264	152	14	430	4,051	1,980	2,071	48.88%	6.52%	12.75%	10.61%	20.76%
Oakley	44	302	10	356	6,355	2,763	3,592	43.48%	0.69%	1.22%	5.60%	9.91%
Over-the Rhine	437	961	30	1,428	3,623	133	3,490	3.67%	12.06%	12.52%	39.41%	40.92%
Paddock Hills	99	24	12	135	2,285	1,158	1,127	50.68%	4.33%	8.78%	5.91%	11.98%
Pleasant Ridge	278	-	6	284	4,444	2,184	2,260	49.14%	6.26%	12.30%	6.39%	12.57%
Queensgate	1	-	-	1	-	-	-	NA	NA	NA	NA	NA
Riverfront (CBD)	67	334	-	401	1,477	19	1,458	1.29%	4.54%	4.60%	27.15%	27.50%
Riverside	10	44	2	56	641	259	382	40.41%	1.56%	2.62%	8.74%	14.66%
Roselawn	305	348	-	653	3,424	1,261	2,163	36.83%	8.91%	14.10%	19.07%	30.19%
S. Cumminsville (Milvale)	70	-	594	664	1,423	359	1,064	25.23%	4.92%	6.58%	46.66%	62.41%
S. Fairmount	261	-	4	265	1,287	411	876	31.93%	20.28%	29.79%	20.59%	30.25%
Saylor Park	12	-	5	17	1,250	774	476	61.92%	0.96%	2.52%	1.36%	3.57%
Sedaville	41	73	-	114	744	372	372	50.00%	5.51%	11.02%	15.32%	30.65%
University Heights	40	-	2	42	3,285	414	2,871	12.60%	1.22%	1.39%	1.28%	1.46%
Walnut Hills	340	823	292	1,455	3,823	701	3,122	18.34%	8.89%	10.89%	38.06%	46.60%
West End	182	656	841	1,679	4,002	400	3,602	10.00%	4.55%	5.05%	41.95%	46.61%
West Price Hill	271	-	218	489	7,674	4,262	3,412	55.54%	3.53%	7.94%	6.37%	14.33%
Westwood	805	389	37	1,231	16,702	6,564	10,138	39.30%	4.82%	7.94%	7.37%	12.14%
Winton Hills	147	149	1,264	1,560	2,032	132	1,900	6.50%	7.23%	7.74%	76.77%	82.11%
Winton Place	66	-	8	74	957	542	415	56.64%	6.90%	15.90%	7.73%	17.83%
Total	7,516	7,208	5,392	20,116	149,607	58,913	90,694	39.38%	5.02%	8.29%	13.45%	22.18%



**TABLE 1B**

**Table 1B: Homeless Housing Activity Chart**

Fundamental Components in CoC System - Housing Inventory Chart												
EMERGENCY SHELTER												
Provider		Facility	HMIS	Geo	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
Name	Name			Code	A	B	Family Units	Family Beds	Individual Beds	Year Round	Seasonal	Over-Flow/ Voucher
Current Inventory												
Bethany House	Bethany Shelter	C		391062	FC*			25		25		4
Cincinnati Health Network - Health Resource Center	Respite Center	C		391062	SMF				15	15		
City Gospel Mission	City Gospel Mission	P - last		391062	SM				36	36		
Drop Inn Center	Men's Dorm	C		391062	SM				204	204		50
Drop Inn Center	Women's Dorm	C		391062	SF				38	38		
Friars Club	Friars Club	P 11/04		391062	FC*			15		15		
Hamilton Co. Community Mental Health Board	Quick Access	P 10/04		399061	SMF	MH			37	37		
Hamilton Co. Job & Family Services	Child Services - Armada	C		399061	M*			30		30		15
Interfaith Hospitality Network	IHN	C		399061	M*			32		32		
Lighthouse Youth Services	Lighthouse Shelter	P 9/04		391062	YM/Y F	YMF			20	20		
Mercy Franciscan at St. John	St. John Temp. Housing.	C		391062	M*		6	60		60		
Mercy Franciscan at St. John	Anna Louise Inn	C		391062	M*			40		40		
Mt. Airy Shelter	Mt. Airy	C		391062	SM				65	65		
Salvation Army	Salvation Army Shelter	C		391062	M*			20		20		
St. Francis/St. Joe Catholic Worker	Catholic Worker	C		391062	SM				16	16		
YWCA	Battered Women Shltr,	C		391062	M*	DV		65		65		10
					SUBTOTAL		6	287	431	718		79
Emergency Shelters Under Development												
NONE					SUBTOTAL		0					

Table 1B: Transitional Housing Activity Chart

TRANSITIONAL HOUSING												
Provider	Facility	HMIS	Geo	Target Population		2004 Year-Round Units/Beds				2004 All Beds		
Name	Name		Code	A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow/Voucher	
Current Inventory												
Bethany House Services	Bethany Place	C	391062	SF				5	5			
Caracole, Inc.	Recovery Community	C	391062	S M/F	AIDS			11	11			
City Gospel Mission	Transitional Housing	P - last	391062	SM				10	10			
CAA	Transitional Housing	P10/04	399061	FC		5	20		20			
Drop Inn Center	Live In Program	C	391062	SM	SA			20	20			
Drop Inn Center	Full Circle	C	391062	SW	SA			16	16			
Drop Inn Center	Nanny Hinkston	C	391062	S M/F				23	23			
First Step Home	Foulton (Turner)	P -RHAC	391062	FC	SA		21		21			
Grace Place Catholic Worker	Grace Place	C	391062				12		12			
House of Hope, Inc.	HOH Transitional	P10/04	391062	S M/F	SA			27	27			
Lighthouse Youth Services, Inc.	Reading	P 9/04	391062			5		11	11			
Lighthouse Youth Services, Inc.	Scattered Site	P 9/04	391062			10	25		25			
Lighthouse Youth Services, Inc.	Bramble	P 9/04	391062			4		4	4			
Joseph House	Joseph House	P10/04	391062	SM	VET			16	16			
Joseph House	Moses House	P10/04	391062	SM	VET			16	16			
Justice Watch	Garden Street	P 8/04	391062	SM	EX			7	7			
Ohio Valley Goodwill	Leasing Pool	P 9/04	391062	ALL		20	60	20	80			
Salvation Army	Salvation Army Transit.	C	391062				16		16			
Tender Mercies	Tender Mercies Transit.	C	391062	S M/F	MH			16	16			
Tom Geiger Guest House	Geiger - original	C	391062	FC	DV	12	18		18			
Tom Geiger Guest House	Gertrude - expansion	C	391062	FC	DV	12	36		36			
YWCA	YWCA - Transitional	C	391061	FC	DV	6	30		30			
				SUBTOTAL		74	238	202	440			
Transitional Housing Under Development												
Bethany House Services, Inc.						2	7		7			
Tom Geiger Guest House	Geiger/Talbert		391062		SA	6	13		13			
				SUBTOTAL		8	20		20			



Table 1B: Permanent Supportive Housing Activity Chart

PERMANENT SUPPORTIVE HOUSING											
Provider	Facility	HMIS	Geo	Target Population		2004 Year-Round Units/Beds				2004 All Beds	
Name	Name		Code	A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow/Voucher
Current Inventory											
Center for Independent Living Options	CILO Permanent Housing	P 11/04	399061	ALL	DISAB	13	32	12	44		
City of Cincinnati	S+C - Caracole	C	399061	ALL	AIDS	37	202	47	249		
City of Cincinnati	S+C - Excel	P 10/04	399061	ALL	MH	22	92	192	284		
City of Cincinnati	S+C - Lighthouse	P 9/04	399061	ALL	DISAB	11	48	47	95		
City of Cincinnati	S+C - Talbert	P 8/04	399061	ALL	SA	37	202	60	262		
First Step Home	FSH Permanent	P 11/04	391062	SF/FC	SA		22	6	28		
Franciscan Home Development	Scattered Site Permanent	phase-out	391061	ALL	DISAB	30	90	15	105		
FreeStore/FoodBank	Central Parkway Towers	P 8/04	391062	S M/F	DISAB			40	40		
House of Hope	HOH Permanent	P 10/04	391062	S M/F	SA			8	8		
Ohio Valley Goodwill	Goodwill Permanent Housing	P 9/04	391061	ALL	DISAB	7	21	45	66		
OTR Housing Network	Sharp Village	P 8/04	391062	SF/FC	SA	7	18	4	22		
OTR Housing Network	Spring Street	P 8/04	391062	ALL	SA	3	7	3	10		
ReSTOC	Buddy's Place	C	391062	SM	SA			19	19		
ReSTOC	Recovery Hotel	C	391062	SM	SA			20	20		
Tender Mercies	Tender Mercies - Permanent	C	391062	S M/F	MH			132	132		
				SUBTOTAL		167	734	650	1384		
Permanent Supportive Housing Underdevelopment											
NONE				SUBTOTAL							

## **CDBG FLOAT LOAN AND 108 LOAN CRITERIA**

**CITY OF CINCINNATI  
108 LOAN PROGRAM CRITERIA**

**July, 1996**

The following criteria will be adhered to in determining whether a project can be financed through the HUD 108 Loan Guarantee Program.

- The project must be a high priority community development project for which there are no other sources of available funding but which will result in exceptional community benefits.
- The project owner and/or developer must show evidence of professional expertise and experience in undertaking similar projects, or retain the professional expertise relevant to the project.
- The project must show clear evidence that sufficient cash flow will be generated to cover the debt service on the loan so that future CDBG funds do not have to pay for debt service.
- Underwriting standards should require some equity participation from the owner and/or project developer, except in very unusual circumstances.
- Private lender participation and other sources of funding must be pursued to minimize public participation and to obtain a professional assessment of project feasibility. It is recognized that in order to secure maximum risk coverage for the City's loan, in the form of a first mortgage position, private lender participation may not always be feasible.
- The total outstanding 108 Loan balance in the aggregate may not exceed an amount equal to the most recent entitlement grant.
- The total annual debt service on all outstanding 108 Loan balances may not exceed the revenue stream generated annually by CDBG program income.
- Collateral must be required in the form of personal guarantees, mortgages, etc., from the project owners and/or developers.
- Although HUD allows a maximum loan term of up to 20 years, the loan term must be consistent with the nature of the asset being financed.
- A formal internal review process for all 108 Loan Program prospects will be organized among staff from the Office of Budget and Evaluation, and the Departments of Finance, Law, Neighborhood Services, and Economic Development.

## **CDBG FLOAT LOAN**

A Community Development Block Grant (CDBG) Float Loan is the short-term use of undisbursed CDBG funding previously appropriated for other purposes (approved projects).

The concept of float in a CDBG annual program relates to the fact that projects for which funding is appropriated do not always expend their project funding in the year that the project is approved. As a result, there is an amount of unutilized funds (“float”) which is available to finance other eligible activities on an interim basis in the form of a loan (“Float Loan”), provided that the float loan will be repaid in full prior to the time that funding is needed to fulfill the original project appropriations.

A CDBG float loan is typically a construction loan for large-scale projects that require funding assistance in excess of resources appropriated to individual CDBG projects or programs and for which other funding resources are not available. A CDBG float loan must be a high-priority community development project and must meet all CDBG eligibility requirements. It must be an eligible activity and must meet one of the CDBG national objectives (low/moderate income benefit or slum/blight removal). All CDBG compliance requirements apply (relocation, prevailing wage, etc.). The City of Cincinnati may determine the interest rate to be charged on each CDBG Float Loan.

CDBG Float Loans require an ordinance approved by City Council as well as an amendment of the City’s Consolidated Plan Action Plan (if it is approved out of sequence with the budget or annual Action Plan development process). The proposal to amend the City’s Action Plan for a CDBG Float Loan project must be reviewed by the Community Development Advisory Board for their recommendation to the City Manager, must be presented at a public hearing, and have a 30 day public comment period. HUD requires that a grantee select a method to ensure that the funds are returned and available to finance original program activity. The City has opted to require the developer to provide an irrevocable letter of credit that would allow the City to draw upon it at any time if funds were needed. There is a 2.5-year (30 month) time limit on float loans.